This instrument prepared by:
Rebecca A. Bell-Houchin, Atty.
3027 Highway 31W
White House, Tennessee 37188
615.334.1336

Karen Johnson Davidson County
Batch# 571557 **DEEDQC**
02/10/2021 08:38:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0018730

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Judith A. Weidner,
Trustee, Judith A. Weidner
Family Trust
506 Broadmoor Drive
Nashville, TN 37216

MAIL TAX STATEMENT TO:
Judith A. Weidner
506 Broadmoor Drive
Nashville, TN 37216

MAP & PARCEL NUMBERS:
61-6-25

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are acknowledged, THE GRANTOR, **LUCY JOAN MANSELL, TRUSTEE, U/A/D JUNE 27, 2001 OF THE MANSELL REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO,** by these presents do quitclaim and convey unto GRANTEE, **JUDITH A. WEIDNER, TRUSTEE, U/A/D AUGUST 31, 2011 OF THE JUDITH A. WEIDNER FAMILY TRUST AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS, THERETO,** residing at 506 Broadmoor Drive, Nashville, County of Davidson, State of Tennessee the following described real estate, situated in Nashville, County of Davidson, State of Tennessee:

Land in the 12th Civil District of Davidson County, Tennessee, being the northerly 40 feet of Lot No. 2 on the Map showing subdivision of part of the William Bradford land as of record in Book 547, Page 91, Register's Office for said County, more particularly described as follows:

Beginning at the iron pin located on the east line of said Lot No. 2, at a point on said east line 305 feet north of the southeast corner of said Lot No. 2 (said corner being located on the northerly side of Maplewood Lane); thence from said iron pin northerly along said east line 40 feet to the southerly line of the property previously conveyed from Wisdom Lundry and wife, to Sweeney Clark Realty Co. by deed of record in Book 2394, page 589 said Register's Office; and thence running with said line 175 feet along the westerly to the northeast corner of Lot No. 2; thence running southerly 40 feet along the west line of Lot No. 2 to an iron pin on the said line; thence easterly 175 feet to the point of beginning.

(Included in the above description, but expressly excluded herefrom, is a small tract of land, more fully described as follows: Beginning 115 feet west of an iron pin located on the east line of said Lot No. 2 at a point on said east line 305 feet north of the southeast corner of said Lot No. 2 (said corner being located on the northerly side of Maplewood Lane); thence from said point west 60 feet to a point; thence north 40 feet to a point; thence east 60 feet; thence south 40 feet to the point of beginning.)

Being the same property conveyed to Judith A. Weidner, a single person, from Willie B. Ferrell and wife Billie R. Ferrell, by deed of record in Book 9909, Page 816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith A. Weidner, Trustee, and any Successor Trustees thereto, U/A/D June 27, 2001 of the Weidner Revocable Living Trust Agreement and any amendments thereto, a one-half (1/2) interest in the above listed property with full power to sell, mortgage or convey without the joinder of any beneficiary by Quitclaim Deed dated June 28, 2001.

This improved property is known as: 506 Broadmoor Drive, Nashville, Tennessee 37216.

EXCEPTING AND RESERVING unto Grantee a life estate interest in the above described real estate on the terms listed below.

The purpose of this quitclaim deed is to transfer property to Grantee and to provide a life estate interest for the Grantor, LUCY JOAN MANSELL, TRUSTEE, U/A/D JUNE 27, 2001 OF THE MANSELL REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall not have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall not the have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall not receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during her lifetime. Grantor may not commit waste on the premises.

This improved property, known as, 506 Broadmoor Drive, Nashville, TN 37216

Signature: Lucy Joan Mansell
Lucy Joan Mansell, Trustee

Lucy Joan Mansell Revocable Living Trust, U/A/D June 27, 2001

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, Rebecca A. Bell-Houchin, a Notary Public in and for the said County and State, **LUCY JOAN MANSELL,** who is either personally known to me or who has presented satisfactory proof of her identity, and who has acknowledged that she executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 3027 Hwy. 31W, White House, Tennessee this 1st of February, A.D. 2021.

REBECCA A. BELL-HOUCHIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 5-22-2023

R A Bell-Houchin
NOTARY PUBLIC
Notary Commission Expires 5-22-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

We hereby swear or affirm that to the best of the affiants' knowledge, information, and belief, the actual consideration or value whichever is greater, for this transfer is $1.00 recordation tax code 67-4-409(a)(4).

SUBSCRIBED AND SWORN TO before me on this 1st day February, 2021.

Judith A. Weidner

Judith A. Weidner, Trustee

Judith A. Weidner Family Trust, U/A/D August 31, 2011

R A Bell-Houchin
Rebecca A. Bell-Houchin
NOTARY PUBLIC
Notary Commission Expires 5-22-2023

REBECCA A. BELL-HOUCHIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 5-22-2023