This instrument prepared by:
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Karen Johnson Davidson County
Batch# 580059 DEEDQC
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Fees: $12.00 Taxes: $0.00
20210301-0025059

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
LURLENE B. IRVIN and MARCUS C. BLAKLEY, Unmarried, 5740 CEDAR ASH XING ANTIOCH, TN 37013	**LURLENE BLAKLEY IRVIN and MARCUS CHRISTOPHER BLAKLEY, Unmarried, 5740 CEDAR ASH XING ANTIOCH, TN 37013**

PARCEL ID 16413005600

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **PEGGY A. EARNEST,** hereinafter referred to as the "GRANTOR" and **LURLENE B. IRVIN and MARCUS C. BLAKLEY, unmarried,** hereinafter referred to as the "GRANTEES":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEES, their successors, heirs and assigns, all of GRANTOR's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office fo said County, reference to which is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY conveyed to Peggy A. Earnest, unmarried, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, dated September 30, 1996, of record by Instrument No. DB- 00010212-000973, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, covenants, and easements of record.

THIS IS IMPROVED PROPERTY KNOWN AS: 5740 Cedar Ash Xing, Antioch, Davidson County, Tennessee 37013.

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns. The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life.

Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEES.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 24th day of February, 2021.

Peggy A. Earnest

PEGGY A. EARNEST

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PEGGY A. EARNEST** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 24th day of February, 2021.

NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value of this transfer, whichever is greater is $-0-.

Peggy A. Earnest

AFFIANT

SWORN TO AND SUBSCRIBED before me this 24th day of February, 2021.

NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22