Karen Johnson Davidson County
Batch# 587051 DEEDQC
03/08/2021 01:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210308-0029953

THIS INSTRUMENT PREPARED BY: **JEFFREY MOBLEY** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 4th day of March, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2021

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Laundrea L. Lewis, et al., tenants in common 744 Bontemps Drive Nashville, Tennessee 37207	SAME	059 10 0 010.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of love and affection, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard Henry Lewis**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Laundrea Lynnette Lewis, Gerald LeMans Lewis and Adrienne LaNesha Lewis, as equal tenants in common**, hereinafter called the Grantees, their heirs and assigns, all of the Grantor's right, title and interest in such property and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, **subject however to a life estate herein retained by the Grantor during the term of the Grantor's life, as below recited.**

The Grantor herein, Richard Henry Lewis, does hereby reserve and retain for himself, during the term of his life, the exclusive right to use, occupy, hold, possess, and enjoy the said premises and all of the rents, issues, and profits accruing out of the said premises conveyed on Exhibit A, so long as the Grantor lives.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 4th day of March, 2021.

Richard H. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Lewis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of March, 2021.

My Commission Expires:

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Haynes Manor Section One, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 82.00 feet on the northwesterly side of Bontemps Drive and extends back between lines 125.2 feet on the northeasterly line and 136.4 feet on the southwesterly line to a dead line in the rear, measuring 43.05 feet thereon.

Being the same property conveyed to Richard H. Lewis and wife, Lily C. Lewis, by deed from James T. McLean and wife, Carole L. McLean, of record in Book 4042, page 994, Register's Office for Davidson County, Tennessee.

Richard Henry Lewis and Richard H. Lewis are one and the same person.

Lily C. Lewis died on December 21, 2020.

This is improved property known as 744 Bontemps Drive, Nashville, Tennessee 37207.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

