QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

Hubert D Majors
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 15 day of MARCH 2021

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Karen Johnson Davidson County
Batch# 592598 DEEDQC
03/16/2021 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210316-0034652

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
HUBERT D. MAJORS, L.E. DEWONG MAJORS, et.al. 1209 Fuller St. Old Hickory, Tennessee 37138	New Owner	053-02-0 / 017.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DEWONG MAJORS, DAWN MAJORS, CHARLES MAJORS, and LAVONDA MAJORS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **HUBERT D. MAJORS**, un-married, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

HUBERT D. MAJORS, for Life, Remainder to, **DEWONG MAJORS, DAWN MAJORS, CHARLES MAJORS, and LAVONDA MAJORS**, (all un-married) the GRANTEES herein, their heirs and assigns all our right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Lot No. 292, Section C-2, Village of Old Hickory, as shown on the Plan recorded November 10, 1950 in Book 1835, page 29, Register's Office for Davidson County Tennessee, fronting 72.0 feet on Fuller Street and containing 0.23 acres more or less.

Being the same property conveyed to Hubert D. Majors by Deed of record as Instrument # 20170104-0000625, and Affidavit of Heirship of record as Instrument #20151218-0127554, Register's Office for Davidson County Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2021, Easements for sewer, water, electric and telephone lines reserved in Book 2016, page 628, RODC, TN.

This is improved property known as: 1209 Fuller St., Old Hickory, TN 37138.

Witness my hand this 15th day of MARCH, 2021.

Hubert D. Majors
HUBERT D. MAJORS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named HUBERT D. MAJORS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 15th day of MARCH, 2021.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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QUITCLAIM

DEED

Reserving a Life Estate

From: HUBERT D. MAJORS
Un-married, For Life,

Remainder To:
DEWONG MAJORS,
DAWN MAJORS,
CHARLES MAJORS, and
LAVONDA MAJORS,
(All of whom are un-married).

Property:
1209 Fuller St.
Old Hickory, TN. 37138

202103160034652

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Cheryl Denise Whitfield the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com