Karen Johnson Davidson County
Batch# 594394 DEEDQC
03/18/2021 08:27:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210318-0035737

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

NEW OWNER:
Send Tax Bill to:
Sondra Nicole Velazquez
5007 Napoli Dr.
Mt. Juliet, TN 37122

Map: 136-10
Group: 0
Parcel: A041

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

QUITCLAIM DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack E. Ingram** has bargained and sold, and do hereby transfer, convey, remise, release and forever quitclaim, unto **Sondra Nicole Velazquez,** her heirs and assigns, all right, title and interest retaining unto Jack E. Ingram a **LIFE ESTATE** for and during his natural life in and to the following described property to-wit:

> Being Lot No. 59, Uni 59A, Priest Lake Forest, Section Three, of record in Plat Book 5800, Page 161 and Condominium Site Plan of record in Plat Book 5800, Page 263, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Jack E. Ingram by deed from Sandra K. Phillips dated December 16, 1993 of record in Book 9198, page 736, Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such taxes, restrictions, easements, ordinances, limitations and encumbrances as may affect the premises.

WITNESS my hand on this the 4th day of March 2021.

Jack E. Ingram

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Jack E. Ingram**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of March 2021.

NOTARY PUBLIC
My commission expires: 8-28-24

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

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

AFFIANT

Subscribed and sworn to before me this the 4th day of Mark 2021.

NOTARY PUBLIC
My Commission Expires: 8-28-24

SHARON ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY