THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel No.
Carol Lynn Driver 181 Bynum Rd. Bell Buckle, TN 37020	Linda Driver 204 Dora Drive Goodlettsville, TN 37072	025 00 0 161.00
James Edward Driver 104 Rose Garden Lane Goodlettsville, TN 37072		
Dawn Driver Milanovich 105 Roanoke Dr. Goodlettsville, TN 37072		

Karen Johnson Davidson County
Batch# 612053 DEEDQC
04/12/2021 08:05:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210412-0047818

THIS QUITCLAIM DEED, is made and entered into the day and date last acknowledged below, by and between Linda Driver, a single woman, hereinafter referred to as "GRANTOR" and Carol Lynn Driver, individually, Dawn Driver Milanovich, individually, and James Edwin Driver, individually, hereinafter referred to as "GRANTEES"; but subject to a LIFE ESTATE herein retained by Linda Driver, subject to the terms, provisions and conditions stated herein;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, Linda Driver, a single woman, the Grantor, has this day bargained, sold and quitclaimed unto, Carol Lynn Driver, individually, Dawn

Driver Milanovich, individually, and James Edwin Driver, individually, the Grantees, their heirs and assigns, all of the Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee, subject to a LIFE ESTATE herein retained by Linda Driver, the Grantor, under the terms, provisions and conditions hereinafter set forth, said property being more specifically and particularly described as follows, to-wit:

> BEING Lot No. 2 on the Plan of the Ruth Sisco Subdivision as shown on the plat of record in Plat Book 6250, page 932, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete description.
>
> BEING the same property conveyed to James Driver and wife, Linda Driver, by deed from Ruth Eleaner Sisco, an unmarried woman, of record in Book 6967, page 162, Register's Office for Davidson County, Tennessee. And, the said James Driver having since died, the property is now vested in his surviving spouse, Linda Driver, a single woman, in fee simple.
>
> The mailing address for the said property is 204 Dora Drive, Goodlettsville, TN 37072.
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> The property description, as contained herein, is the same as that contained in the previous deed of record.

LIFE ESTATE: The Grantor, Linda Driver, also referred to hereinbelow as "Life Tenant", specifically retains a life estate in the real property hereinabove described, together with the improvements thereon and the appurtenances thereto, under the following terms, provisions and conditions:

1. That the Life Tenant will be solely responsible for the timely payment of all costs or expenses relating to the upkeep, taxes, maintenance and insurance on the said property, insuring all building structures located on the said property.

2. That the life estate retained by Linda Driver will terminate upon her death and/or will be of no further force or effect, whatsoever, if Linda Driver shall choose to live elsewhere, fails to reside on the premises and to use the said premises as her principal residence for a period of six (6) consecutive months, for any reason.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on the day and date acknowledged below.

"GRANTOR/LIFE TENANT"

Linda Driver

LINDA DRIVER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a notary public, in aforesaid County and State, Linda Driver, the within named bargainor, with whom I am personally acquainted (who proved to me upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Goodlettsville, Tennessee on this 7th day of April, 2021.

ROBERT G. WHEELER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires Aug. 21, 2023

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is NONE.

Linda Drury
Affiant

Subscribed and sworn to before me this 7th day of April, 2021.

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Aug. 21, 2023

Robert G. Wheeler, Jr.
Notary Public

My Commission Expires:

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.