Prepared By: |

Kayla Cotton

660 Rowan Drive

Nashville, TN 37207

After Recording Return To: |

660 Rowan Drive |

Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 621379 DEEDQC
04/23/2021 10:43:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210423-0054534

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On Feb 1, 2021 THE GRANTOR(S),

- Gayle R. Holmes, a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Kayla Cotton, a single person, residing at 660 Rowan Drive, Nashville, TN County, Tennessee 37207

the following described real estate, situated in Nashville, in the County of Tennessee, State of Tennessee

Legal Description: LOT 129 BRYAN ADDN
Legal Reference: **00010777-0000840**

Source of Title: Book 10777 PC 840
RODC

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor

may commit waste on the premises

Tax Parcel Number: 082 07 0 249.00

Mail Tax Statements To:
Gayle R. Holmes
208 Berry St.
Nashville, Tennessee 37207

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 4-18-2021

Gayle R. Holmes

Gayle R. Holmes
208 Berry St.
Nashville, Tennessee, 37207

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 18 day of April, 2021, before me personally appeared Gayle R. Holmes, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ASHLEY MCDONALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

Ashley McDonald
Notary Public

State of TN
Title (and Rank)

My commission expires 3-3-2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Kayla Cotton
Affiant
Affiant's Name: 4-18-2021
Kayla Cotton

ASHLEY MCDONALD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

Ashley McDonald
State of TN

My Commission expires 3-3-2025