Karen Johnson Davidson County
Batch# 636093 DEEDQC
05/14/2021 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210514-0065196

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater
$ -0-

Affiant
Subscribed and sworn to me this ___ day of March, 2021.

Notary Public
My Commission Expires:_____

JACOB A. HOLMES State of Tennessee Notary Public Expires 2/26/2023 Madison County

This Instrument Was Prepared By:
Holmes, Rich, and Sigler, P.C.
Attorneys
3021 Hwy 45 ByPass, Suite 102
Jackson, Tennessee 38305

Person or agency responsible for taxes

CHARLOTTE J. LEATHERS
(name of person or agency)
264 New Sawyer Brown Rd.
Nashville, TN 37221
(address of above party)
Property Owner:
CHARLOTTE J. LEATHERS
Property Address:
264 New Sawyer Brown Rd.
Nashville, TN 37221
Mail Deed To:
CHARLOTTE J. LEATHERS
264 New Sawyer Brown Rd.
Nashville, TN 37221
This quitclaim deed has been prepared without the benefit of a title examination, survey or closing agent

QUITCLAIM DEED
(RESERVING LIFE ESTATE)

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and for other good, valuable and satisfactory considerations, the receipt of all of which is acknowledged, I, **CHARLOTTE J. LEATHERS, reserving unto Charlotte J. Leathers a life estate,** have this day bargained and sold and do hereby transfer, convey and quitclaim unto **WALDEN'S PUDDLE, INC., a nonprofit corporation, subject however to a life estate expressly reserved by Charlotte J. Leathers, for and during her natural life, the remainder interest** in and unto the following described real estate, lying and being in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Map 128_14_0_217.00

Being Lot No. 13-A (the northeasterly portion of Zoned Lot 13) on the Plan of Stacey Square Townhomes, Stacy Square, Section 7, of record in Plat Book 5200 at page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte J. Leathers and Carl R. Leathers by Warranty Deed from Randy J. Yarbrough and wife, Katherine A. Yarbrough, of record in Book 6943, Page 350, Register's Office for Davidson County, Tennessee; Said Carl R. Leathers having died on April 12, 2009 leaving a last will and testament admitted to probate and of record in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 09P-721. Affidavit of Scrivener's Error recorded on June 16, 2010 correcting the legal description recorded in Instrument Number 20100521-0039331 in said Register's Office.

WITNESS MY HAND this 13 day of ~~March~~ APR, 2021.

Charlotte J. Leathers
CHARLOTTE J. LEATHERS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the said State and County, CHARLOTTE J. LEATHERS, the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, this 13 day of ~~March~~ Apr, 2021.

Nicole Marina Watts
NOTARY PUBLIC

My Commission Expires: 7/9/2022

NICOLE MARINA WATTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, H. Jack Holmes, 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.

H. Jack Holmes

Signature

State of Tennessee

County of Madison

Personally appeared before me, Cristie Wright a notary public for this county and state, H. Jack Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cristie Wright

Notary's Signature

CRISTIE WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES 5-29-2023

Commission Expires: _____