QUITCLAIM DEED *Reserving a Life Estate*

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

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 24 day of JUNE, 2021.

NOTARY PUBLIC

My Commission Expires:
11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 664835 DEEDQC
06/25/2021 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210625-0086197

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.
JAMES A. GOINS and wife, CAROLYN R. GOINS, L.E. & TIFFANY DAWN GOINS 4813 Everest Drive Old Hickory, Tennessee 37138	New Owner	065-09-0 / 029.00

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

We, **JAMES A. GOINS**, and wife, **CAROLYN R. GOINS**, the GRANTORS herein, reserving for ourselves a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

JAMES A. GOINS and wife, **CAROLYN R. GOINS**, *FOR LIFE*, Remainder to, **TIFFANY DAWN GOINS**, 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. 62 on the plan of Sherwood Forrest, Section 3 of record in Book 4460, Page 81, Register's Office for said County.

SAID Lot No. 62 fronts 74.08 feet on the easterly margin of Everest Drive and extends back 140.19 feet on the northerly line and 144.44 feet on the southerly line to a dead line in the rear, measuring 76.19 feet thereon.

BEING the same property conveyed to James A. Goins and wife Carolyn R. Goins by deed from Robert E. Earheart and Harold R. Varden dated 9/03/1975, and of record in Book 4948, Page 679, 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,

This is improved property known as: 4813 Everest Drive, Old Hickory, TN 37138.

Witness our hands this 24 day of JUNE, 2021.

JAMES A. GOINS

CAROLYN R. GOINS

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 JAMES A. GOINS & CAROLYN R. GOINS 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 24th day of JUNE, 2021.

NOTARY PUBLIC

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

My Commission Expires: 03/06/2024

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QUITCLAIM DEED

Reserving a Life Estate

From: JAMES A. GOINS and wife, CAROLYN R. GOINS Life Tenants,

Remainder To: TIFFANY DAWN GOINS

Property:
4813 Everest Drive
Old Hickory, TN. 37138

202106250086197

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

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