This instrument prepared by:
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Karen Johnson Davidson County
Batch# 668343 DEEDQC
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Fees: $12.00 Taxes: $0.00
20210630-0088721

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
JAMES LEE CARPENTER **367 HARBOR VILLAGE DR** **MADISON, TN 37115**	**CHONG CHA CARPENTER** **367 HARBOR VILLAGE DR** **MADISON, TN 37115**

PARCEL ID 34-7-A-114.0 CO

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **CHONG CHA CARPENTER,** hereinafter referred to as the "GRANTOR" and **JAMES LEE CARPENTER, unmarried,** hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEE, his successors, heirs and assigns, all of GRANTOR's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94, Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, as shown by plat of record in Plat Instrument # 20030723-0102986, revising No. 20030611-0080857, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY conveyed to Chong Cha Carpenter by Warranty Deed from Newmark Homes, LP, dated August 31, 2005, of record dated September 8, 2005, by Instrument No. DB- 20050908-0108399, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

THIS IS IMPROVED PROPERTY KNOWN AS: 367 Harbor Village Drive, Madison, Tennessee 37115.

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns. The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life.

Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEE.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 31st day of March, 2021.

Chong Cha Carpenter
CHONG CHA CARPENTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHONG CHA CARPENTER** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 31st day of March, 2021.

Lance A. Wray
NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Chong Cha Carpenter
AFFIANT

SWORN TO AND SUBSCRIBED before me this 31 day of March, 2021.

Lance A. Wray
NOTARY PUBLIC

LANCE A. WRAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/26/22