This Document Prepared By:
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From information furnished by the parties.
No title exam requested or performed.

Karen Johnson Davidson County
Batch# 692654 DEEDQC
08/06/2021 03:44:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210806-0106543

After Recording, Return and Mail Tax Statements To:
Virginia M. Anderson
108 Beech Bend Court
Nashville, Tennessee 37221

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, VIRGINIA M. ANDERSON, an unmarried woman, THE GRANTOR, has bargained, sold, and does hereby quitclaim, transfer and convey to JACKSON ANDERSON WHITE (my grandson), the GRANTEE; in fee simple if he survives me. If he (my grandson) does not survive me, then to my daughter, Gillian Anderson White, per stirpes, all of the following described real property in Davidson County, State of Tennessee with the following reservations below:

RESERVING therefrom, however, to VIRGINIA M. ANDERSON (GRANTOR), the full use, control, income and possession of the described property for and during the GRANTOR'S natural life. That Grantor shall be liable for all real estate taxes, maintenance, utilities, and insurance. Upon the death of the Grantor, or the earlier termination of the Life Estate hereunder reserved, said Life Estate shall terminate and be under no other force or effect. Upon the death of the GRANTOR (Life Tenant), title shall immediately vest in the remainderman, as listed above, hereinafter called the GRANTEE.

Description of Property:

BEING Lot No. 707, on the Plan of Harpeth Woods, Section Three, as of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Virginia M. Anderson, unmarried, from Fox Ridge Homes, Inc., by deed of record in Record Book 5925, Page 736 of the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Fox Ridge Homes, Inc. by deed from C&S Builders, Inc. of record in Book 5867, Page 198, Register's Office for said County.

Assessor's Map/Parcel Number: Map: 142-14 Parcel: 190 9D-62464

This is improved property also known as: 108 Beech Bend Court, Nashville, Tennessee 37221

SUBJECT TO the restrictive covenants of record in Book 5867, Page 193, and Book 5882, Page 261 in Register's Office for Davidson County, Tennessee. Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This transfer is by quitclaim without warranties regarding title.

Dated this 11 day of June, 2021.

Virginia M. Anderson
Virginia M. Anderson

State of Tennessee)
)ss
County of Rutherford)

On June 11 2021 before me, Nicole Cartwright, Notary Public, personally appeared **Virginia M. Anderson** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand an official seal.

Nicole Cartwright
Signature of Notary Public

(Seal)

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee)
)ss
County of Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Virginia M. Anderson
Affiant

Subscribed and sworn to before me this 11 day of June, 2021.

Nicole Cartwright
Notary Public

My commission expires: 09/19/2022

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner and
Send Tax Bills To:

Virginia M. Anderson
108 Beech Bend Court
Nashville, Tennessee 37221

ACKNOWLEDGMENT OF LIFEESTATE:

Jackson Anderson White
Jackson Anderson White

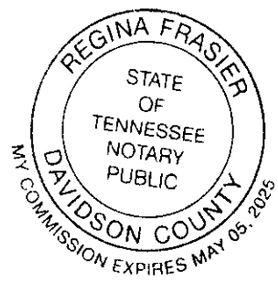
State of Tennessee)

County of Davidson)

On 3rd day of August, 2021, Jackson Anderson White personally appeared and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed above to the within instrument and acknowledged to me to have executed the same.

WITNESS my hand an official seal.

Regina Frasier
Signature of Notary Public



(Seal)