Karen Johnson Davidson County
Batch# 700663 DEEDQC
08/19/2021 09:13:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210819-0112194

THIS INSTRUMENT PREPARED BY:
J. B. (JACK) FREEDLE
Attorney at Law
103 Main Street
Portland, Tennessee 37148
(615) 325-2508

Owner 1
Send tax bills to:
Judith Sartain
200 Hasty Drive
Goodlettsville, TN 37072

Parcel ID: 090 08 0 093.00
GO 18922 25-14-19

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDITH G. SARTAIN, hereinafter called the Grantor, does hereby transfer, convey, and quitclaim unto, CHRISTOHPER L. SARTAIN, while retaining a life estate for and unto herself for the period of her lifetime, land described as follows:

Tract1:

BEING Lot No. 6 and 7 on the Map of the Re-Subdivision of Lot No. 57 and other lots in West Nashville Annex, of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee.

SAID lots adjoin and front together 100 ft. on the west side of James Avenue and run back between parallel lines 216 feet, more or less, to an alley.

BEING the same property conveyed to Louis L. Sartain, Jr. and wife, Judith G. Sartain by Quitclaim Deed from the Executors of the Estate of Martha Teal Sartain, dated November 10, 2010, which is of record as Instrument No. 20101112-0090730 in the Register's Office for Davidson County, Tennessee. Louis L. Sartain, Jr. is now deceased, thereby vesting fee simple title solely in his surviving spouse, Judith G. Sartain, the Grantor hereto.

This is improved property known as 611 James Avenue, Nashville, TN 37209.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 38 on Hasty Drive as shown on the Plan of Solitude Acres, Part Two, as of record in Book 4300, page 138, and as amended in Book 4656, page 597, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Louis L. Sartain and wife, Judi G. Sartain, by Warranty Deed dated August 31, 1990, which is of record at Book 8196, Page 123 in the Register's Office for Davidson County, Tennessee. Louis L. Sartain, Jr. is now deceased, thereby vesting fee simple title solely in his surviving spouse, Judith G. Sartain, the Grantor hereto.

This is improved property known as 200 Hasty Drive, Goodlettsville, TN 37072.

As expressly stated hereinabove, Grantor does retain a life estate in the above described properties for her use and enjoyment for the period of her lifetime, with only the remainder interest hereby conveyed to Grantee.

WITNESS my hand this 30th day of July, 2021.

Judith G. Sartain
JUDITH G. SARTAIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Judith G. Sartain, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at Gallatin, Tennessee, on this, the 30 day of July, 2021.

NOTARY PUBLIC
My commission expires: 8/26/21

JOSEPH B. FREEDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear that the actual consideration or value of this transfer is $0.00.

Judith G. Sartain
JUDITH G. SARTAIN

Sworn to and subscribed before me this 30 day of July, 2021.

NOTARY PUBLIC
My commission expires: 8/26/21

JOSEPH B. FREEDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER