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 11 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 735398 DEEDQC
10/13/2021 08:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211013-0137390

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.
SANDRA G. BRUMIT, L.E. & JAMES ISAAC THOMAS, et ux. 3971 Taz Hyde Road Nashville, Tennessee 37218	New Owner	047-00-0 / 144.00

FOR LOVE AND AFFECTION I have for my son, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JAMES ISAAC THOMAS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **SANDRA G. BRUMIT**, UN-MARRIED the GRANTORS herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

SANDRA G. BRUMIT, *FOR LIFE*, Remainder to, **JAMES ISAAC THOMAS**, and wife **PATRICIA M. HEUERTZ** the GRANTEES herein, their heirs and assigns all right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

See attached Exhibit "A"

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, Deed of Trust of Record at Book, 11155 page 291 Register's Office for Davidson Co.

This is improved property known as: 3971 Taz Hyde Road, Nashville, TN 37218.

Witness my hand this 11 day of October, 2021.

Sandra G Brumit

SANDRA G. BRUMIT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named SANDRA G. BRUMIT 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 11 day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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

****

EXHIBIT "A"
Brumit Land Description

Land in Davidson County, State of Tennessee, being Tract # 10 being a portion of the land of Hazlewood Property as described in [Deed] Book 1101, Page 401, and Deed Book 747, Page 189 of the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the Northerly margin of Sulphur Creek Road, then North 3 degrees 25 feet or inches East 1211.7 feet to the point of beginning of Tract # 10 : thence North 66 degrees 04 feet 56 inches West 322.18 feet to an iron pin; thence North 83 degrees 09 feet 09 inches east 308.68 feet to an iron pin; thence South 89 degrees 59 feet 59 inches East 779.46 feet to an iron pin; thence South 34 degrees 31 feet 48 inches East 65.36 feet to an iron pin; in a stump of an 18 inch Box Elder; thence South 20 degrees 00 feet 19 inches East 215.09 feet to an iron pin; thence South 9 degrees 22 feet 30 inches West 59.14 feet to an 14 inch Hackberry; thence South 60 degrees 02 feet 56 inches West 148.02 feet to a point; thence North 30 degrees 19 feet 11 inches West 32.72 feet to an iron pin; thence North 23 degrees 33 feet 40 inches East 29.03 feet to an iron pin; thence South 87 degrees 15 feet inches West 78.68 feet to an iron pin; then North 26degrees 52 feet 23 inches West 131.42 feet to an iron pin; thence South 87 degrees 17 feet 35 inches West 105.78 feet to an iron pin; thence North 89 degrees 49 feet 02 inches West 516.96 feet to an iron pin; thence North 3 degrees 25 feet o4 inches East 56.16 feet to the point of Beginning, containing 5.591 acres, more or less.

Included in the above description is an easement for a 50.00 foot wide proposed road beginning at the Northeasterly corner of Tract #10 thence with the Easterly right-of-way of proposed road South 34 degrees 48 inches East 65.36 to an iron pin in the stump of an 18 inch Box Elder, thence South 20 degrees to 00 feet 19 inches East 215.09 feet to an iron pin; thence South 9 degrees 22 feet 30 inches West 59.14 feet to a 14 inch Hackberry Tree in the North right-of-way of Taz Hyde Road; thence South 60 degrees 02 feet 56 inches West 149.20 feet to a point to a point in the Western right-of-way of a proposed 50 foot road and continuing with Western right-of-way; thence North 30 degrees 19 feet 11 inches West 32.64 feet to an iron pin; thence North 23 degrees 33 feet 40 inches East 29.03 feet to an iron pin; thence North 60 degrees 02 feet 56 inches East 101.21 feet to an iron pin; thence North 9 degrees 22 feet 30 inches East 22.37 feet to an iron pin; thence North 20 degrees 00 feet 19 inches West 195.62 feet to an iron pin; thence North 34 degrees 31 feet 48 inches West 93.39 feet to an iron pin; then South 89 degrees 59 feet 59 inches East 60.68 feet to the point of the Beginning.

Being all the same property conveyed to Sandra G. Hazelwood Brumit and husband Jack W. Brumit (Sr.) by deed from Mary E. Hazelwood, of record in Book 6584, page 800 Register's Office for Davidson County, Tennessee. Sandra G. Hazelwood Brumit and Jack W. Brumit having since divorced and Jack W. Brumit having transferred his interest unto Sandra G. Brumit, (being one and the same person as "Sandra G. Hazelwood Brumit"), by deed of record in Book 9081, page 341, said Register's Office.

SGB.

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, Anisha Lala 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.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com