QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Harold R. Kuntz, Jr. **Augustine T. Kuntz** **1205 Ashwood Avenue** **Nashville, TN 37212**	**SAME**	**105 13 0 428.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Harold Reginald Kuntz, Jr. and wife, Augustine T. Kuntz,

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Harold R. Kuntz, III

HEREINAFTER called the GRANTEE, their heirs and assigns, **subject however to a life estate which they expressly and hereby reserve for themselves**, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Clemmons Subdivision, of record in Book 5800, Page 262, Register's Office for said County.

Said Lot No. 3 fronts 57.50 feet on the southerly margin of Ashwood Avenue and extends back 175.28 feet on the easterly line and 175.26 feet on the westerly line to a dead line in the rear, measuring 57.50 feet thereon.

Being the same property conveyed to Harold Reginald Kuntz, Jr. and wife, Augustine T. Kuntz, by quitclaim deed from Harold Reginald Kuntz, Jr., on the 18th day of May, 2016 of record in Instrument No. 20160518-0049845, in the Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to such limitations, restrictions, and encumbrances as may affect the premises.

Note: This transfer reserves a life estate in said property for both Grantors.

This is improved property known as **1205 Ashwood Avenue, Nashville, TN 37212.**

WITNESS OUR HANDS

this the 21st day of October, 2021.

Harold R. Kuntz, Jr.

Harold Reginald Kuntz, Jr.

This the 21 day of Oct, 2021

Augustine T. Kuntz

Augustine T. Kuntz

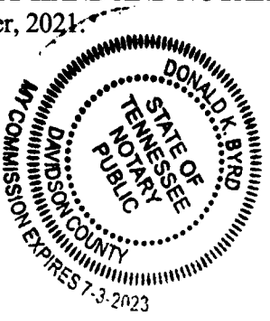
Karen Johnson Davidson County
Batch# 752314 DEEDQC
11/10/2021 08:54:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211110-0149927

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **HAROLD REGINALD KUNTZ, JR.,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of October, 2021.

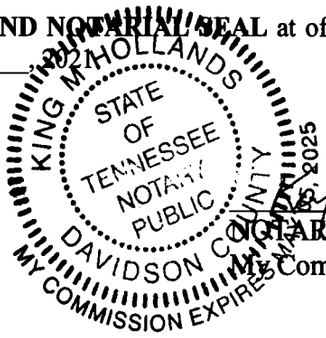


NOTARY PUBLIC
My Commission Expires: 7-3-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **AUGUSTINE T. KUNTZ,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 21st day of October, 2021.



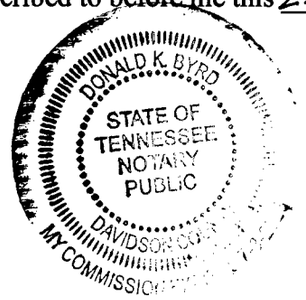
NOTARY PUBLIC
My Commission Expires: May 5, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 25th day of October, 2021.



NOTARY PUBLIC
My Commission Expires: 7-3-23