Karen Johnson Davidson County
Batch# 764256 DEEDQC
12/01/2021 10:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211201-0158569

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Geraldine Winfrey** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Geraldine Winfrey for her lifetime and remainder to LaBrina Winfrey,** (Grantees), all of her rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Aldrich Heights, Section 3, of record in Plat Book 2663, page 49, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Ewing Lane and running back 222.99 feet on the common line between Lots No. 48 and 54 to a point; thence westerly 157.19 feet across the rear; thence northerly 270 feet to the aforesaid margin of Ewing Lane; thence with said margin easterly 150 feet to the point of beginning.

Being the same property conveyed to Grantor by Quit Claim deed recorded at Instrument No 20191018-0106738 in said Register's Office, Tennessee.

Grantors intent is to retain only a life estate in herself.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **November, 2021.**

Geraldine Winfrey
Geraldine Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Geraldine Winfrey**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **November, 2021.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-2022

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 24th day of **November, 2021.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**504 Ewing Dr, Nashville TN 37207**
TAX PARCEL NO.:	**06001000500**
PROPERTY OWNER:	**Geraldine Winfrey, Et. Al**
OWNER'S ADDRESS:	**504 Ewing Dr, Nashville TN 3720**
MAIL TAX BILLS TO:	**Geraldine Winfrey, Et. Al**
	504 Ewing Dr, Nashville TN 3720

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 24, 2021.

Affiant Signature

11/24/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of November, 2021.

Notary's Signature (Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25