D/

Karen Johnson Davidson County
Batch# 776775 DEEDQC
12/20/2021 10:30:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211220-0167725

THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 37138
From information provided by parties.
Preparer makes no warranty as to title.

QUITCLAIM DEED

THIS INSTRUMENT CONTAINS A LIFE ESTATE

Address New Owner(s):	**Send Tax Bills To:**	**Map Parcel Nos.**
Mattie P. Smith **2956 McGavock Pike** **Nashville, TN 37214**	**Same** Bonnie J. Prince 2862 McGavock Pike Nash TN 37214	**75-4-178**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mattie Pearl Smith, by these presents do hereby quitclaim and convey unto my beloved son, William D. Smith and my beloved daughter, Bonnie J. Smith, their successors and assigns, all of my right, title and interest in and to the following tract of land:

Being Lot No. 22 on the Plan of Sunset Park, Section 1, of record in Book 4300, Page 185, Register's Office for Davidson County, Tennessee, to which said plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Michael J. Smith, by deed from Albert Smith and Patrick Smith, as tenants en common, of record in Book 7506, Page 189, said Register's Office. Pursuant to the Affidavit of Heirship recorded as instrument 20140616-0052212, Register's Office for Davidson County, Tennessee, and by operation of law, title to the property has vested unto Mattie Pearl Smith.

This is improved property known as 532 Raleigh Drive, Nashville, Tennessee.

This conveyance is made subject to the following:

1) EXPRESSLY RESERVING Life Estate in the above described property unto the Grantor and its assigns. The Grantor shall have full ownership, possession and use of the property, as well as the rents, revenues and profits generated by the property during the term of the Grantor's natural life;

2) Upon the expiration of the Grantor's natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the Grantees;

3) Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Witnessed my hand this 15th day of December, 2021.

Mattie Pearl Smith
MATTIE PEARL SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, F. Michie Gibson, Jr., a Notary Public, in and for said County and State, Mattie Pearl Smith, the within named bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal at Nashville, Tennessee, this 15th day of December, 2021.

F. MICHIE GIBSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 05/05/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

AFFIANT

Sworn to and subscribed before me this 15th day of December, 2021.

F. MICHIE GIBSON JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 05/05/2025