Karen Johnson Davidson County
Batch# 778974 DEEDQC
12/22/2021 02:50:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211222-0169432

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Mary L. Thompson, et al.
4208 Kings Court
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
058 15 0 019.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the express purpose of re-conveying the remainder rights and interests I hold to establish a joint remainder interest with rights of survivorship in Rita Paulette Thompson Kaffer and Evelyn Maria Thompson, I, **RITA PAULETTE THOMPSON KAFFER**, GRANTOR, do hereby quitclaim and convey unto Darrmita Henry, Trustee, all of my rights, title and interest in my property described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 10 on the Royal Coast Subdivision, as of record in Book 3700, Page 86, Register's Office for Davidson County, described as follows:
>
> **BEGINNING** on the northeasterly margin of Kings Court at the corner of Lots Nos. 9 and 10; thence with the line between said two lots north 12 degrees 03' east 277.29 feet to the corner of lots Nos. 9, 10, 20 and 21; thence with the line between lots Nos. 10 and 20 north 59 degrees 00' west 71 feet to the corner of lots Nos. 10, 11 and 20; thence with the line between lots Nos. 10 and 11 southwesterly 239 feet to the northeasterly margin of Kings Court; thence with the same southeasterly 274.46 feet to the beginning.
>
> **BEING** the same property re-conveyed to create a life-estate in Mary L. Thompson with remainder rights in Deborah Lynn Thompson and Rita Paulette Thompson of record at book 10102, Page 596, Register's Office for Davidson County, Tennessee; AND the same property re-conveyed to Rita Paulette Thompson solely by deed from Deborah Lynn Thompson of record as Instrument #20150922-0096365, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 4208 Kings Court, Nashville, TN 37218**

Rita Paulette Thompson Kaffer is one and the same person as Rita Paulette Thompson

John F. Kaffer, spouse of Rita Paulette Thompson Kaffer, joins in this conveyance for the express purpose of conveying any and all rights he has in the above described real property by virtue of marriage to Grantor

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

AND now, I, the said Darrmita Henry, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto, **RITA PAULETTE THOMPSON KAFFER** and **EVELYN MARIA THOMPSON**, all remainder rights, title and interest jointly, with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this 10th day of December, 2021.

Rita Paulette Thompson Kaffer
RITA PAULETTE THOMPSON KAFFER

John F Kaffer
JOHN F. KAFFER

Darrmita Henry
Darrmita Henry, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 10th day of December, 2021, before me personally appeared **RITA PAULETTE THOMPSON KAFFER** and spouse, **JOHN F. KAFFER,** bargainors, 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.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 09/08/2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 16th day of December, 2021, before me personally appeared Darrmita Henry, Trustee, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/08/2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Mary L. Thompson
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 16th day of December, 2021.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/08/2025