Prepared By:
James Timothy Lowe

After Recording Return To:
3800 Eckhart Dr.
Nashville, Tennessee 37211

Karen Johnson Davidson County
Batch# 793223 **DEEDQC**
01/19/2022 12:55:29 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220119-0007387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
James Timothy Lowe, **Affiant**
Subscribed and sworn before me this the
19th **Day of** JANUARY **20** 22
9. Hayes, **Deputy Register**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 20, 2022 THE GRANTOR(S),

- James Timothy Lowe, a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Pamela Anne Lowe and James Timothy Lowe, a married couple, residing at 3800 Eckhart Dr., Nashville, Davidson County, Tennessee 37211

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

LOT 94 GREENWOOD HILLS SEC 4 035X177XIR
SOURCE OF Title: BOOK: 8868 Page: 593
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

As in most states, there are several exemptions from the requirement to pay the Transfer Tax, including transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor
For purposes of calculating the Transfer Tax in connection with recording of a Quit Claim Deed, the actual consideration shall be used rather than the above Transfer Tax Formula. TCA 67-4-409 (a)(4).

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 13312026900

Mail Tax Statements To:
Pamela Anne Lowe
3800 Eckhart Dr.
Nashville, Tennessee 37211

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 1-18-2022

James Timothy Lowe

James Timothy Lowe
3800 Eckhart Dr.
Nashville, Tennessee, 37211

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 18th day of January, 2022, before me personally appeared James Timothy Lowe, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

JAMES F. MURPHY, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public

Notary Public
Title (and Rank)

My commission expires 03-06-2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____