QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 794703 DEEDQC
01/24/2022 03:32:11 PM 3 pgs
Fees: $22.00 Taxes: $0.00

20220124-0008786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

(AFFIX SEAL)

CHUKWUDI ECHEREBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Connell PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Clarence F. Puckett	**New Owner**	**05910011100**
(NAME)	(NAME)	
4008 Ames Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CLARENCE F. PUCKETT,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM AND CONVER UNTO **ANDRE JOHNSON**, **TRUSTEE**, HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN CLARENCE F. PUCKETT WITH THE REMAINDER INTEREST TO CHLOEE JANET PUCKETT**, THEIR HEIRS AND ASSIGNS, IN EQUAL SHARES, ALL OF GRANTOR'S RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

AND NOW I, THE SAID **ANDRE JOHNSON, TRUSTEE**, FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST IN **CLARENCE F. PUCKETT** WITH THE REMAINDER INTEREST TO **CHLOEE JANET PUCKETT,** THEIR HEIRS AND ASSIGNS, THE SAME PROPERTIES 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.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the ___ day of 01-24, 2022.

Clarence F. Puckett

Andre Johnson, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARENCE F. PUCKETT,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of January 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDRE JOHNSON,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of January 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

SAID Lot No. 57 fronts 76.5 feet on the easterly side of Ames Drive and runs back between lines 140.35 feet on the northerly line and 147.38 feet on the southerly line to a line at the rear on which it measures 78.03 feet.

Being the same property conveyed to Clarence F. Puckett and wife, Linda Puckett, by deed from Thomas H. Shull and wife, Mildred C. Shull, of record in Book 4985, Page 710, Register's Office for Davidson County, Tennessee.

Linda Puckett having predeceased Clarence F. Puckett.

This is improved property known as 4008 Ames Drive, Nashville, TN 37218.