QUITCLAIM OF LIFE ESTATE

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Larry L. Crain **4907 Lynmont Drive** **Nashville, TN. 37215** **and** **Marty D. Crain** **115 Jacksonian Drive** **Hermitage, TN. 37076**	(same)	**Map 133-1** **Parcel 71**

Karen Johnson Davidson County
Batch# 812654 **DEEDQC**
02/28/2022 03:39:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220228-0022663

THIS INSTRUMENT WAS PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON.)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0/00 DOLLARS.

Affiant

Sworn to and subscribed before me this 21st day of February, 2022.

VALERIE S. ROSENBAUM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Notary Public

MY COMMISSION EXPIRES: 5/31/2023

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged,

SANDRA THOMPSON CRAIN, as surviving spouse of James W. Crain (deceased), "Grantor," and owner of a life estate in and to the following described property by virtue of the Last Will and Testament of James W. Crain, of record in the Probate Court Clerk's Office of Davidson County, Tennessee, by these presents, does hereby quitclaim and convey unto

Larry L. Crain and Marty D. Crain, as tenants in common

"Grantees," their heirs, successors and assigns, all of her right, title and interest as a life tenant in and to the following described property in Davidson County, Tennessee:

Being Lot No. 44 on the map of H.G. McNabb Sub-division of record in Book 1130, page 64, Register's Office of Davidson County, Tennessee.

Said Lot No. 44 fronts 63 feet on the east side of Louise Drive and runs 157.32 ft. back on North line 157.2 feet on South line to a deed line in the rear, which measures 63 feet.

And being the same property conveyed to Jim W. Crain and wife, Mary Lorene Crain by deed from Harold E. Prince and wife Bettye Prince on September 18, 1965, of record in Book 3968, Page 633, Register's Office of Davidson County, Tennessee.

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

This is improved property, known as **3208 Louise Drive, Nashville, Tennessee 37211.**

Witness my hand this 21st day of February, 2022.

Sandra Lee Crain

Sandra T. Crain, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, LARRY L. CRAIN, a Notary Public in and for said County and State, the within named **Sandra T. Crain**, the bargainor, 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 Nashville, Tennessee on this the 21st day of February, 2022.

NOTARY PUBLIC

My commission expires: 7-9-22