Karen Johnson Davidson County
Batch# 851396 DEEDQC
05/05/2022 01:32:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220505-0052117

Prepared By:
Teonqua L Cotton & Calvin L. Holmes, Sr.
4257 OCTOBERWOODS DR
ANTIOCH, TN 37013

After Recording Return To:
4257 October Woods Dr
Antioch, Tennessee 37013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On April 04, 2021 THE GRANTOR(S),

- Calvin Holmes Sr., a single 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):

- Teonqua Cotton, a single person, residing at 4257 October Woods Dr, Antioch, Davidson County, Tennessee 37013

- Calvin L. Holmes Sr., a single person, residing at 4257 October Woods Dr, Antioch, Davidson County, Tennessee 37013

as tenants in common, the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee being Lot No. 356 on the plan of Phase Six, section four, apple valley, a residential planned unit development of record in instrument no 20051206-0146631, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being part of the same property conveyed to TR&D, INC. A Tennessee corporation by deed from Designer HOMES, G.P., A Tennessee General Partnership, dated January 18, 2006, of

record in Instrument NO. 20060120-0007600, Registers office for Davidson County, Tennessee.
Current source of Title # 20060801-0093606
This conveyance is subject to declaration of Covenants, Conditions, and Restrictions, of Apple Valley, of record in Instrument NO. 20020724-0088783 and made applicable in Instrument No. 20051207-0147209, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record, and taxes for the current year which have been prorated by the grantee herein.

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.

A gift among family members where no money is exchanged

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

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: 182120A10500CO
New Owner
Mail Tax Statements To:
Calvin L. Holmes, Sr & Teonqua Cotton
4257 October Woods Dr
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 5/5/2022

Calvin Holmes Sr.

Calvin Holmes Sr.
4257 October Woods Dr
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 5th day of May, 2022, before me personally appeared Calvin Holmes Sr., 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.

S. Denise Hagewood
Notary Public

S. DENISE HAGEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 3, 2023

Title (and Rank)

My commission expires 1/3/2023

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.

MARILYN JENKINS
Affiant
Affiant's Name: Marilyn Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Calvin Holmes Sr., Affiant
Subscribed and sworn before me this the
5 Day of May, 2022
Abby Goodman, Deputy Register