QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

Margaret G. Baltimore
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 23 day of MAY, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 863141 DEEDQC
05/26/2022 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220526-0061421

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MARGARET G. BALTIMORE, L.E. & BRIDGET DAVIDSON 409 Idlewild Ave. Madison, Tennessee 37115	New Owner	052-01-0 / 014.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by BRIDGET DAVIDSON, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARGARET G. BALTIMORE**, Unmarried, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

MARGARET G. BALTIMORE, *FOR LIFE*, Remainder to my niece, **BRIDGET DAVIDSON**, the GRANTEES herein, their heirs and assigns all my right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 2 of Block "G" on the plan of Crittenden Estates, of record in Book 974, page 69, Register's Office for Davidson County, Tennessee.

Said Lot. No. 2 fronts 56 feet, more or less, along the Easterly margin of Idlewind Avenue and extend back 138.6 feet along the Northerly line and 138.7 feet along the Southernly line to a line in the rear measuring 50 feet, more or less, thereon.

Being all the same property conveyed to Carl Eugene Baltimore and wife Margaret G. Baltimore, by Warranty Deed from Joy Wylene Hasty McKee and husband, Timothy McKee, dated July 17, 1976 and of record in Book 5047, page 937, Register's Office for Davidson County, Tennessee. The said Carl Eugene Baltimore died, 09/28/2003, leaving his widow, Margaret G. Baltimore as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2022;

This is improved property known as: 409 Idlewild Ave. Madison, TN 37115.

Witness my hand this 23 day of MAY, 2022.

Margaret G. Baltimore
MARGARET G. BALTIMORE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cheryl Denise Whitfield, a Notary Public in and for said County and State, the within named MARGARET G. BALTIMORE the bargainor(s), 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.

Witness my hand and official seal at Old Hickory, Tennessee this 23 day of MAY, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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QUITCLAIM DEED

Reserving a Life Estate

From:
MARGARET G. BALTIMORE
Unmarried
Life Tenant

Remainder To:
BRIDGET DAVIDSON

Property:
409 Idlewild Ave
Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

202205260061421

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on May 23 2022.

Leroy Johnston Ellis, IV, Affiant

May 23, 2022
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 23 day of May, 2022.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com