Prepared By:
Marene Thomas
5136 W. Oak Highland Dr.
Antioch, TN. 37013

After Recording Return To:
5136 W. Oak Highland Dr.
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch# 931335 **DEEDQC**
10/19/2022 10:55:42 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221019-0114025

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 10/17/22 THE GRANTOR(S),

- Marene Thomas, 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):

- Marene Thomas, a single person, residing at 5136 W. Oak Highland Dr., Antioch, Davidson County, Tennessee 37013

- Stepheny Wilson and Steven Wilson, a married couple, residing at 935 Spring Terrace Ct., Clarksville, Montgomery County, Tennessee 37040

- Eric Thomas and Ta-Tanisha Thomas, a married couple, residing at 8201 Ramstone Way, Antioch, Davidson County, Tennessee 37013

as joint tenants with rights of survivorship, the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

Legal Description:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 143 ON THE PLAN OF OAK HIGHLANDS,PHASE I, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK6900, PAGES 432-435, REGISTER'S

OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVYED TO MARENE THOMAS AND HUSBAND, WILLIAM THOMAS (WILLIAM THOMAS IS NOW DECEASED) FROM SAMUEL L. DUNSON, JR. AND MELANIE D. DUNSON, HUSBAND AND WIFE BY WARRANTY DEED DATED 4/28/2006, AND RECORDED ON 5/1/2006, DOCUMENT #20060501-0049639, IN DAVIDSON COUNTY, TN

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 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: 173-04-0A-143-00

Mail Tax Statements To:
Marene Thomas
5136 W. Oak Highland Dr.
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 10/17/22

Marene Thomas

Marene Thomas
5136 W. Oak Highland Dr.
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 17 day of October, 2022, before me personally appeared Marene Thomas, 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.

Notary Public

HANNAH DAYE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Branch Manager
Title (and Rank)

My commission expires 11-06-2023

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.

Marene Thomas
Affiant
Affiant's Name: Marene Thomas

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Marene Thomas
Affiant

Subscribed and sworn before me, this 17 day of Oct., 2022

Notary

HANNAH DAYE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023