Karen Johnson Davidson County
Batch# 944663 DEEDQC
11/23/2022 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221123-0124139

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

**Address New Owners**
Danny Ray Lewis
925 S 12th Street
Nashville, TN 37206

**Send Tax Bills To**
Same

**Map-Parcel No.**
094 05 0 050.00

## Quitclaim Deed

Grantor: Billy Ray Lewis
Grantee: Billy Ray Lewis, life tenant; Danny Ray Lewis, remainderman

For the consideration hereafter expressed, Grantor quitclaims and conveys to Billy Ray Lewis, for Grantor's life; with the remainder to Danny Ray Lewis, as remainderman; in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 107 on the Map of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee. Said Lot No. 107 fronts 51.7 feet on the each margin of South 12th Street, and extends back 113.1 feet on the north line and 111.5 feet on the south line, to a dead line, measuring 51.7 feet thereon.

Being the same property conveyed to Billy Ray Lewis and wife, Betty Lou Lewis, by deed from Thomas W. Batey, Trustee, of record in Book 3345, Page 279, Register's Office for Davidson County, Tennessee.

Billy Ray Lewis and Betty Lou Lewis were married in Nashville, Tennessee on December 2, 1957. At the time of their marriage, neither was a party to any other marriage; their marriage continued uninterrupted until the death of Betty Lou Lewis in Nashville, Tennessee on October 27, 2022; and Billy Ray Lewis conveys as surviving tenant by the entirety

This is improved property, known as: 925 S. 12th Street, Nashville, TN 37206.

The intended effect of this deed is to create a life estate in Billy Ray Lewis; and to vest the remainder interest in Danny Ray Lewis, as remainderman.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Billy R. Lewis
Billy Ray Lewis, Grantor

State of Tennessee
County of Sumner

On November 8, 2022, before me personally appeared Billy Ray Lewis with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires May 23, 2023

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State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Danny Ray Lewis, Grantee

Sworn to and subscribed before me on November ~~8~~ 16, 2022.

Notary Public
My commission expires: 2-20-2023

ANITA DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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202211230124139

**TRUE Copy Certification**

I, Jennifer Berkon, do hereby make oath that I am the 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 November 8, 2022.

Signature

11/8/2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 8th day of November, 2022.

Notary's Signature
My Commission Expires: April 22, 2026

