Prepared By:
Nancy Livingston

After Recording Return To:
614 Village Ct
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 949797 DEEDQC
12/09/2022 11:03:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221209-0128288

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 14, 2022 THE GRANTOR(S),

- Nancy Livingston, a married 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):

- Steven Nelson and Nancy Livingston, a married couple, residing at 614 Village Ct, Nashville, Tennessee County, Tennessee 37206

the following described real estate, situated in Nashville, in the County of Tennessee, State of Tennessee

Legal Description:

Lot 2 Edgefield Land Company Resub Lot 418

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.

I am adding my husband to the deed. I will stay on the deed.

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: 09401048100

Mail Tax Statements To:
Nancy Marshall Livingston
614 Village Ct
Nashville, Tennessee 37206

Source of title 2014 1110 · 0103783 R.O.D.C.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: December 7, 2022

Nancy Livingston
614 Village Ct
Nashville, Tennessee, 37206

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7th day of December, 2022, before me personally appeared Nancy Livingston, 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.

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Notary Public
Title (and Rank)

My commission expires My Commission Expires Nov. 6, 2024

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.

Affiant
Affiant's Name: Nancy Livingston

State of Tennessee County of Davidson
Subscribed and sworn to (or affirmed) before me on this 7th day of December, 2022 by Nancy Livingston
Notary Public Signature

I. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON