This instrument prepared by:
Martha Brooke Perry
Law Offices of
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Gary Duncan and Bettie C. Timberlake

TO NEW OWNER:
Gary Duncan and Bettie C. Timberlake, Life Estate
Dana Lea Garrett, Trustee – Remainder Interest
4101 Brush Hill Road
Nashville, TN 37216

Map & Parcel:
061 08 0 046.00

SEND TAX BILLS TO: SAME

Karen Johnson Davidson County
Batch# 953649 DEEDQC
12/21/2022 09:50:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221221-0131683

QUITCLAIM DEED

For and in consideration of the love and affection that I have for my grandson/step-grandson, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Gary Duncan and wife, Bettie C. Timberlake, as tenants by the entirety, Grantors herein, subject to a life estate that we do hereby reserve unto ourselves, do hereby quitclaim and convey unto Dana Lea Garrett, Trustee of The Bettie Carol Timberlake and Gary Lynn Duncan Family Asset Trust, Grantee herein, its successors and assigns, all our right, title, and interest in and to the following described property:

LAND Davidson County, Tennessee, being the easterly 200 feet of Lot No. 1 of Block No. 2 on the Plan of A.J. McCaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Register's Office for said County, to which record reference is hereby made for a more complete description.

BEING the same property conveyed to Grantors by deed of record at Instrument 20200415-0039177 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to such liens, limitations and restrictions as may affect the premises. This conveyance is also subject to the life estate herein reserved by the Grantors.

This is improved property having an address of 4101 Brush Hill Road, Nashville, Tennessee, and this is the same descriptions as the prior deed of record.

IN WITNESS WHEREOF, we have caused this instrument to be executed this the 15th day of December, 2022.

Gary Duncan

Bettie C. Timberlake

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary Duncan and Bettie C. Timberlake, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within December 15, 2022.
instrument for the purposes therein contained on this the

NOTARY PUBLIC

My Commission Expires: 7/26/25

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer is $0.00.

Grantee/Affiant

SWORN to and subscribed before me
this the 16 day of December, 2022.

NOTARY PUBLIC

My commission expires: 9-8-2024

LYNDI REED STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. FURTHER, THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OR MARKETABILITY OF TITLE, TAX CONSEQUENCES RELATED TO THE TRANSACTION HEREIN, OR APPLICATION OF ZONING OR OTHER LAWS OF RELEVANT GOVERNMENTAL AUTHORITY AND ASSUMES NO LIABILITY THEREFORE.