MEGAN J. CRUTCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

STATE OF TENNESSEE
COUNTY OF STEWART

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Bebe S. Jones
Affiant

Subscribed and sworn to before me, this 10 day of January, 2023.

Megan J. Crutcher
Notary Public

My commission expires: 10-13-25

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 961793 DEEDQC
01/17/2023 03:39:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003830

THIS INSTRUMENT WAS PREPARED BY:
Olivia Wann
OLIVIA WANN & ASSOCIATES, PLLC
406 Church Street
Dover, Tennessee 37058

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bebe S. Jones (Life Estate) **James W. Blythe**	**NEW OWNER**	**108030A04200CO**
929 Patio Drive,	929 Patio Drive,	
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Bebe S. Jones**, " GRANTOR", by these presents, do hereby quitclaim and convey unto **James W. Blythe**, **subject to a Life Estate in Bebe S. Jones**, herein called "GRANTEE", a one-half undivided interest, his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Lot No. 25, Unit No. 42 of Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Nashville, TN, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, Condominium apartments, recorded in Plat Book 5200, page 495, said Register's Office, and described in a Master Deed recorded in Book 5970, page 829, as re-recorded in Book 6014, page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed recorded in Book 5970, page 829, as re-recorded in Book 6014, page 978, and By-laws recorded in Book 5970, page 861, as amended in Book 6406, page 799, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

The above being the same property conveyed to Gary D. Jones and wife, Bebe S. Jones, as to a one-half undivided interest, and Daniel L. Jennings and wife, Tracy M. Jennings, as to a one-half undivided interest, by Warranty Deed dated February 27, 2004, executed by Cindy N. Thomas and of record in Deed Book 20040302-0023497, Register's Office of Davidson County, Tennessee. Oath is hereby made that the marriage between Gary D. Jones and Bebe S. Jones continued uninterrupted until the intestate death of Gary D. Jones on June 27, 2019, leaving Bebe S. Jones the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This is improved property commonly known as 929 Patio Drive, Nashville, Tennessee 37214.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hands this 10 day of January, 2023.

Bebe S. Jones

Bebe S. Jones

STATE OF Tennessee

COUNTY OF Stewart

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Bebe S. Jones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of January, 2023.

MEGAN J. CRUTCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

Megan Crutcher

NOTARY PUBLIC

My Commission Expires: 10-13-25

THE PARTIES ACKNOWLEDGE THAT THE LAW OFFICE OF OLIVIA WANN & ASSOCIATES, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF β6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.