This instrument prepared by:
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Karen Johnson Davidson County
Batch# 965947 DEEDQC
01/31/2023 09:13:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230131-0007052

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTER OF WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

NEW OWNER(S) ADDRESS	SEND TAX BILLS TO
Kathleen L. Welch, Trustee **The Kathleen L. Welch Revocable** **Living Trust, dated August 6, 2015** **613 Ronnie Road** **Madison, TN 37115**	**Kathleen L. Welch** **1601 West Road** **Goodlettsville, TN 37072**

MAP AND PARCEL
042-07-0-086.00

THIS LIFE ESTATE DEED made and entered into on the day and date last written by and between, **GENEVIEVE D. LISH,** hereinafter referred to as the "GRANTOR", and **Kathleen L. Welch, Trustee of the Kathleen L. Welch Revocable Living Trust, dated August 6, 2015**, hereinafter referred to as the "GRANTEE":

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GRANTOR, while specifically reserving a life estate in the subject property herein does this day grant, sell and convey unto the said GRANTEE, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Haven Acres, Section 1, as of record in Book 1331, page 89, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the west margin of Ronnie Road at the common corners of lots 39 and 40, thence North 131 feet to a monument, thence around a curve northwesterly 39.27 feet to a monument on the south margin of Williams Avenue, thence with the margin of said Avenue west 235.19 feet to the corner of Lots
33 and 40, thence south along the line between said lots 151.81 feet to the corner of Lots 39 and 40, thence east along the line between Lots, 260.16 feet to the point of beginning.

BEING THE SAME PROPERTY conveyed to Genevieve D. Lish by Quitclaim Deed from Newton G. Welch, Jr. and wife, Kathleen L. Welch dated November 1, 2001, of record and recorded on November 9, 2001, by Instrument No. 20011109-0123554, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions, encumbrances, and easements as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 613 Ronnie Road, Madison, Davidson County, Tennessee 37115.

EXPRESSLY RESERVING LIFE ESTATE in the above described property unto the GRANTOR and her assigns. The GRANTOR shall have full ownership, possession and use of her interest in the property, as well as the rents, revenues and profits generated by the property during the term of the GRANTOR'S natural life. Upon the expiration of the GRANTOR'S natural life, the ownership, possession, use, rents, revenues and profits of the above described property shall revert to the GRANTEE.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands on this the 24th day of January 2023.

Genevieve D. Lish

GENEVIEVE D. LISH

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GENEVIEVE D. LISH** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 24th day of January, 2023.

L. Wray

NOTARY PUBLIC

My Commission Expires: 12/22/2026

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Gerald Lee Welch, Trustee

AFFIANT

SWORN TO AND SUBSCRIBED before me this 24th day of January, 2023.

L. Wray

NOTARY PUBLIC

My Commission Expires: 12/22/2026

LANCE A. WRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 12/22/2026