en Johnson Davidson County
Batch# 975133 DEEDQC
02/28/2023 04:22:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014333

THIS INSTRUMENT PREPARED BY: TERRY J. LEONARD, 100 SOUTH FORREST AVENUE, POST OFFICE BOX 130, CAMDEN, TENNESSEE 38320, WITHOUT THE BENEFIT OF A TITLE OPINION

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **CATHERINE S. HARDING**, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, convey and quitclaim to **Jimmy Lee Harding**, his heirs and assigns, reserving however, a life estate unto CATHERINE S. HARDING, for and during her natural life, my interest in and to the following certain tract or parcel of land in Davidson County, State of Tennessee, described as follows,

> Land in Davidson County, Tennessee, being lot No. 49, on the Plan of Thousand Oaks Estates as of record in Book 3700, page 82 and 83, Register's office for said County. SAID Lot No. 49 fronts 160.68 feet on the westerly side of Forrest Valley Drive and extends back 345.33 feet on the southerly line and 350.93 feet on the northerly line to a dead line, measuring 159.0 feet thereon. BEING the same real property conveyed to Cheek & Jones, Inc., a Tennessee corporation, by deed from Zack R. Cheek, et al, of record in Book 4109, page 240, Register's Office of said County.
>
> ABOVE DESCRIPTION COPIED FROM PREVIOUS DEED OF RECORD AND PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION
>
> This being the same property conveyed to Jim Harding and wife, Catherine S. Harding, as Warranty Deed dated 10th day of September, 1968 and recorded in Book 4267, page 377 in the Register's Office of Davidson County, Tennessee.

WITNESS my hand, this the 28th day of February, 2023

Catherine S. Harding

CATHERINE S. HARDING

STATE OF TENNESSEE
COUNTY OF BENTON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named **CATHERINE S. HARDING**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Camden, Tennessee, this 28th day of February, 2023.

Ray E Knowles
NOTARY PUBLIC

My Commission Expires: 5-5-2025

RAY E. KNOWLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF BENTON

I hereby swear or affirm that the actual consideration of this transfer for love and affection is -0-.

Sworn to and subscribed before me this ____ day of ____, 2023.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
28 **Day of** Feb, 2023.
A. Hayes, **Deputy Register**

NOTARY PUBLIC

My Commission Expires:_____

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Name & Address of Property Owner And Person or Entity Responsible For Payment of Property Taxes:
Jimmy Lee Harding
357 Forrest Valley Dr.
Nashville TN 37209

Map & Parcel: 114 14 0 007.00