Karen Johnson Davidson County
Batch# 987921 DEEDQC
04/03/2023 03 36 30 PM 4 pgs
Fees $22 00 Taxes $0 00
20230403-0024159

This instrument prepared by
and after recording, return to:
Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, TN 37212
Attn: Henry E. ("Ned") Hildebrand, IV

DEED CONVEYING LIFE ESTATE

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne N. Remeny, LLC 1109 Woodland Street #60824 Nashville, TN 37206	Wayne N. Remeny, LLC 1109 Woodland Street #60824 Nashville, TN 37206 Wayne N. Remeny 3606 Pilcher Avenue Nashville, TN 37209	104 01 0 252.00

FOR AND IN CONSIDERATION of the sum of One Dollar and No/100 ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wayne N. Remeny, LLC, a Tennessee limited liability company** (hereinafter, "**Grantor**"), has bargained and sold, and by these presents do transfer and convey unto **Wayne N. Remeny, an individual** (hereinafter, "**Grantee**"), a life estate in the property described below for as long as he shall live, with the right to occupy and use said property as his own during his lifetime. Grantor shall hold a vested remainder interest in the property described below, and immediately upon the death of Grantee, said life estate shall terminate, and fee simple title to the below-described property shall immediately revert back to and vest in Grantor, as the holder of a vested remainder interest therein.

The property in which Grantee shall hold a life estate and Grantor shall reserve a vested remainder interest is a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee being Lot No. 4 on the Plan of M.T. Pendergrass Subdivision of Lots 175 & 176 in West Grove Plan, of record in Plat Book 547, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Beginning on the Northerly margin of Pilcher Avenue, 160 feet West of the Westerly margin of Pendergrass Avenue, formerly 36th Avenue North; thence with the Northerly margin of Pilcher Avenue, Westwardly 100 feet to the Easterly margin of an alley; thence with said alley Northwardly 75 feet to a turn in said alley;

thence Westwardly 5 feet; thence Northwardly 75 feet to the Southerly margin of another alley; thence with the Southerly margin of the last mentioned alley, Eastwardly 30 feet to the corners of Lots Nos. 3 and 4; thence with the line between said two lots Southwardly 147 feet, more or less, to the beginning.

Being the same property conveyed to Wayne N. Remeny, LLC, a Tennessee limited liability company, by Quitclaim deed from Wayne N. Remeny, an unmarried individual, of record as Instrument No. 20170118-0005083, Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 18, 2017.

Being also the same property reflected in that certain *Tennessee Quit Claim Deed* purporting to convey said property from Wayne N. Remeny, LLC, a Tennessee limited liability company to Wayne N. Remeny, an individual, with such quitclaim deed being dated June 21, 2019 and recorded on June 21, 2019 with the Register's Office for Davidson County, Tennessee as Instrument No. 2019062-0060240, which deed was declared legally invalid and void *ab initio* pursuant to that certain *Agreed Final Order* of the Chancery Court for Davidson County, Tennessee, Case No. 21-0353-II dated March 28, 2023 and recorded on March 30, 2023 with the Register's Office for Davidson County, Tennessee as Instrument No. 20230330-0023227.

Wayne N. Remeny shall be vested with a life estate in the above-described property for as long as he shall live, with the right to occupy and use said property as his own during his lifetime. Said life estate shall terminate immediately upon the death of Wayne N. Remeny and any ownership interest held pursuant thereto shall immediately revert back to Wayne N. Remeny, LLC, or its successors and assigns at that time as the holder of a vested remainder interest therein.

This is improved property located at: **3606 Pilcher Avenue, Nashville, Tennessee 37209.**

This conveyance is made subject to any and all legally valid encumbrances of record against the above-described property, including but not limited to (1) property taxes for any and all years prior to and including the year 2023, whether any lien therefore has matured or is not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage, and other easements of record, (4) building restrictions, and (5) all other matters of public record. **For clarity, this life estate conveyance is made without warranty of any kind as to GRANTOR'S title to the above-described property or any encumbrances there against.**

[*Signatures Contained on Following Pages*]

IN WITNESS WHEREOF, Grantor executed this instrument on this 31st day of March, 2023.

GRANTOR:

WAYNE N. REMENY, LLC

By: Gary C. Baker (a/k/a Chad Baker), sole member and authorized representative of Wayne N. Remeny, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, Gary C. Baker (a/k/a Chad Baker), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the sole member and authorized representative of Wayne N. Remeny, LLC with complete authority to execute the foregoing instrument on behalf of, and to bind, said Wayne N. Remeny, LLC, and executed this instrument for the purpose set forth herein.

Witness my hand, at office this 31 day of March, 2023.

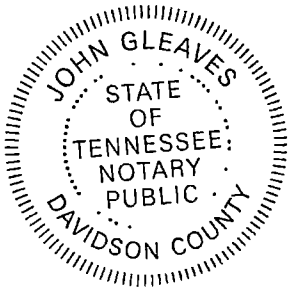
JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-3-25

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me this the 31 day of March, 2023.



Affiant

Notary Public

My Commission Expires: 11-3-25