Prepared By:
Pamela Jewell Parham

Karen Johnson Davidson County
Batch# 1034688 DEEDQC
08/04/2023 02:02:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20230804-0060511

After Recording Return To:
928 Fairwin Avenue
Nashville, Tennessee 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Pamela J Parham, Affiant
Subscribed and sworn before me this the
4 Day of August, 2023.
Brodi Lee, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 04, 2023 THE GRANTOR(S),

- Pamela Jewell Parham-EL now known as Pamela Jewell Parham, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Pamela Jewell Parham, a single person, residing at 857 Millpond St E, Lehigh Acres, Lee County, Florida 33974

- Michael Rochelle Scruggs, a single person, residing at 928 Fairwin Avenue, Nashville, Davidson County, Tennessee 37216

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Eskridge Subdivision on part of the W. B. Franklin property, as shown in Plat of Record in Plat Book 547, Page 52 in the Register's Office of Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description.

Being the same property conveyed to Pamela J. Parham-El by deed recorded on July 9, 1999 in

Book 11566, Page 181

Parcel ID: 072 09 0 308.00
Commonly known as 928 Fairwin Avenue, Nashville, Tennessee 37216

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer between family members for a nominal ($1.00) consideration

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 072 09 0 308.00

Mail Tax Statements To:
Pamela Jewell Parham
928 Fairwin Avenue
Nashville, Tennessee 37216

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: August 4, 2023

Pamela Jewell Parham

Pamela Jewell Parham-EL now known as Pamela Jewell Parham
857 Millpond St E
Lehigh Acres, Florida, 33974

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 4th day of August, 2023 before me personally appeared Pamela Jewell Parham-EL now known as Pamela Jewell Parham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

MICHELLE G. CURTIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires

Michelle G Curtis
Notary Public

Notary
Title (and Rank)

My commission expires 8/4/2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00 (NE)

Pamela Parham
Affiant
Affiant's Name: Pamela Parham