THIS INSTRUMENT PREPARED BY:
Ammie D. Humphrey
3606 Batavia St.
Nashville, Tennessee 37209

RETURN INSTRUMENT AND FUTURE TAX BILLS TO:
Ammie D. Humphrey
3606 Batavia St.
Nashville, Tennessee 37209

Karen Johnson Davidson County
Batch# 1058840 DEEDQC
10/06/2023 03 39 27 PM 6 pgs
Fees $32 00 Taxes $0 00
20231006-0079037

QUITCLAIM DEED

(Life Estate Deed) (T.C.A § 66-5-103(2))

Parcel Identification Number: LOT 52 SEC 2 COLLEGE HILL

FOR AND IN CONSIDERATION OF Grantor's intent to make a gift of the Property described herein to the Grantee and no other consideration, Ammie D. Humphrey, an unmarried woman, with an address of 3606 Batavia St., Nashville, TN 37209, County of Davidson (the "Grantor"), hereby quitclaims unto Ammie D. Humphrey, an unmarried woman, with an address of 3606 Batavia St., Nashville, TN 37209, County of Davidson (the "Life Tenant"), for her life, and on the death of the Life Tenant, the remainder to Jonathan E Humphrey, a married man, with an address of 9140 Beech Bend Trl., Cordova, TN 38018, County of Shelby (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property located in Davidson County, Tennessee, described as follows (the "Property"):

See Exhibit "A" attached hereto

Being one and the same as the property conveyed by the AMMIE D. HUMPHREY recorded DB-00002436 0000395 in the records of Davidson County, Tennessee, on December 16, 1981.

The above-described property is improved property known as: 3606 Batavia Street Nashville, TN. 37209

By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Life Tenant, with the remainder, if any, to the Grantee with no express or implied warranty of title.

Signed by the Grantor, Ammie D. Humphrey, on 9/28, 2023.

Ammie D. Humphrey

STATE OF TENNESSEE
CITY/COUNTY OF Davidson

On this 28th day of September, 2023, before me personally appeared Ammie D. Humphrey, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand and seal, at office in City/County of Davidson, State of Tennessee, this 28th day of September, 2023.

[SEAL] MARY R JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Mary R. Johnson
NOTARY PUBLIC
My Commission Expires: 01/24/2027

STATE OF TENNESSEE
CITY/COUNTY OF Davidson

Affidavit of Consideration

I hereby swear that, to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Jonathan E. Humphrey
Affiant

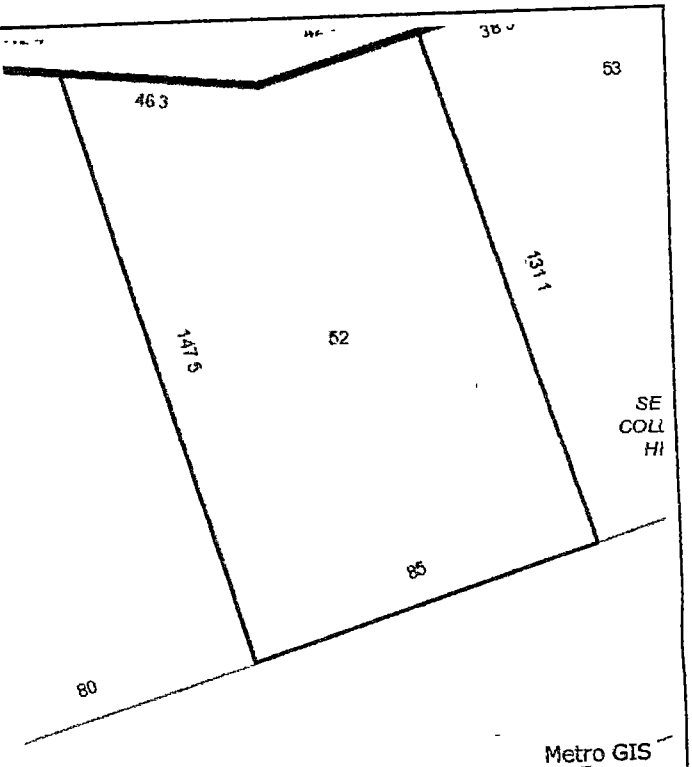
Exhibit "A"
Legal Description

Parcel Record

Nashville Planning Department
800 2nd Ave S
P.O. Box 196300
Nashville, TN 37219-6300
maps.nashville.gov

Parcel Details

Parcel ID: 09205006000
Parcel Address: 3606 BATAVIA ST NASHVILLE, TN 37209
Owner: HUMPHREY, AMMIE D
Acquired Date: 12/16/1981
Sale Price: $ 50,500 00
Sale Instrument: DB-00005832 0000743
Mailing Address: 3606 BATAVIA ST NASHVILLE,TN 37209
Legal Description: LOT 52 SEC 2 COLLEGE HILL
Acreage: 0.25
Frontage Dimension: 85
Side Dimension: 148
Parcel Instrument: DB-00002436 0000395
Parcel Instrument Date: 6/12/1955
Census Tract: 37013601
Tax District: USD
Council District: 21
Land Use Description: SINGLE FAMILY



Hide

Zoning

Zone Code OV-UZO
Zone Description
Effective Date 7/25/2007
Ordinance BL2007-142
Case Number 2007Z-060U-05
Zone Code RS7.5
Zone Description Medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings at a density of 4.94 dwelling units per acre.
Effective Date 11/25/2006
Ordinance BL2006-122
Case Number 2006Z-169U-08
Zone Code OV-UZO
Zone Description
Effective Date 12/2/2000
Ordinance BL2000-47
Case Number 2000Z-094U-00
Zone Code R6

Zone Description	MEDIUM DENSITY RESIDENTIAL, REQUIRING A MINIMUM 6,000 SQUARE FOOT LOT AND INTENDED FOR SINGLE AND TWO-FAMILY DWELLINGS AT A DENSITY OF 7.71 DWELLING UNITS PER ACRE
Effective Date	12/23/1974
Ordinance	O73-650
Case Number	

Owner History Hide

Owner Name	HUMPHREY, AMMIE D
Acquired Date	12/17/1981
Sale Instrument	DB-00005832 000074
Mailing Address	3606 BATAVIA ST, NASHVILLE TN 37209
Mailing Country	US
Sale Amount	$ 50,500.00
Owner Name	CUMBERLAND BLDRS , INC
Acquired Date	7/6/1981
Sale Instrument	DB-00005767 000003
Mailing Address	615 MAIN STREET, NASHVILLE TN 37206
Mailing Country	US
Sale Amount	$ 41,000 00
Owner Name	JOHNSON, C W ETUX
Acquired Date	6/13/1955
Sale Instrument	DB-00002436 000039
Mailing Address	3511 GENEVA CIRCLE, NASHVILLE TN 37209
Mailing Country	US
Sale Amount	$ 0 00

Property History Hide

Date Established	6/13/1955
Date Inactive	Invalid Date
Instrument:	DB-00002436 000039
Acreage	0 25
Description	LOT 52 SEC 2 COLLEGE HILL
Frontage Dimension	85 00
Side Dimension	148.00

Assessments Hide

Class	RESIDENTIAL
Effective Date	1/1/2013
Land Appraised Value	$ 36,000.00
Improvement Appraised Value	$ 74,300 00
Total Appraised Value	$ 110,300 00
Class	RESIDENTIAL
Effective Date	1/1/2009
Land Appraised Value	$ 40,000.00
Improvement Appraised Value	$ 73,600.00
Total Appraised Value	$ 113,600 00
Class	RESIDENTIAL
Effective Date	1/1/2005
Land Appraised Value	$ 20,000.00
Improvement Appraised Value	$ 70,400 00
Total Appraised Value	$ 90,400.00

Class	RESIDENTIAL
Effective Date	1/1/2001
Land Appraised Value	$ 11,000 00
Improvement Appraised Value	$ 67,900 00
Total Appraised Value	$ 78,900 00
Class	RESIDENTIAL
Effective Date	1/1/1997
Land Appraised Value	$ 14,000.00
Improvement Appraised Value	$ 56,900.00
Total Appraised Value	$ 70,900 00
Class	RESIDENTIAL
Effective Date	1/1/1993
Land Appraised Value	$ 14,000 00
Improvement Appraised Value	$ 50,600 00
Total Appraised Value	$ 64,600.00
Class	RESIDENTIAL
Effective Date	1/1/1984
Land Appraised Value	$ 8,000 00
Improvement Appraised Value	$ 30,900 00
Total Appraised Value	$ 38,900 00
Class	RESIDENTIAL
Effective Date	1/1/1975
Land Appraised Value	$ 4,850 00
Improvement Appraised Value	$ 15,190 00
Total Appraised Value	$ 20,040.00