Karen Johnson Davidson County
Batch # 1077666 DEEDQC
12/04/2023 09:33:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231204-0093155

New Owner: (send tax bills to this address)	Sandra Kay Breault as Trustee of the Breault Family Trust 4702 Lori Drive Antioch, TN 37013	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**148 12 0 031.00**	

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is ZERO DOLLARS ($0.00).

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sandra K. Breault
Sandra Kay Breault, Grantor/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 29 day of NOVEMBER, 2023.

Notary Public

09/07/26
My commission expires

QUITCLAIM DEED

For and in consideration of ZERO DOLLARS ($0.00) paid by the Grantee, SANDRA KAY BREAULT as TRUSTEE OF THE BREAULT FAMILY TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SANDRA KAY BREAULT (an unmarried woman), Grantor, agree that Grantor is lawfully seized and possessed of the land described below in fee simple, and I hereby convey to Grantee any and all of Grantor's interest in that land, subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record or held by Grantor:

A tract of land in Davidson County, Tennessee, known as Lot No. 36 on the Plan of Lori Heights, of record in Book 3106, Page 123, in the Register's Office of Davidson County, Tennessee, as revised by Surveyor's Certificate of Correction, of record in Book 3770, Page 560, also in the Davidson County Register's Office.

Said Lot No. 36 fronts 87.75 feet on the easterly side of Lori Drive, and extends back 200.95 feet on the northerly line and 202.28 feet on the southerly line, to the west right-of-way of the L. & N. Railroad, as shown on said plan, on which it measures 55.17 feet thereon.

Being the same property conveyed on June 8, 1988, to SANDRA K. BREAULT by Quitclaim Deed from GWENDOLYN WOODY COLE, TRUSTEE, and MARIA

FLORENCE RAINEY, of record in Book 7569, Page 769, in the Register's Office of Davidson County, Tennessee.

This improved property has the address of 4702 Lori Drive Antioch Tennessee and the Map and Parcel ID of 148 12 0 031.00.

This Quitclaim Deed conveys to Grantor SANDRA KAY BREAULT a **LIFE ESTATE** in the real property described above.

By affixing my signature below, I execute the foregoing Quitclaim Deed:

Sandra K Breault
Sandra Kay Breault

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 29 day of NOVEMBER, 2023, before me personally appeared **Sandra Kay Breault**, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that she executed the foregoing instrument as her free act and deed.

Notary Public

09/07/26
My commission expires