QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

Janna D. Phillips
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 21st day of DECEMBER 2023.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 1084978 DEEDQC
12/22/2023 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231222-0098639

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Thomas Edward Caruthers, L.E. & Janna Dian Phillips 3403 Oak Cliff Dr. Nashville, TN. 37214	New Owner	097-09-0 / 025.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JANNA DIAN PHILLIPS, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **THOMAS EDWARD CARUTHERS**, Unmarried, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

THOMAS EDWARD CARUTHERS, *FOR LIFE*, Remainder to, **JANNA DIAN PHILLIPS**, the GRANTEES herein, their heirs and assigns all right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hickory Bend subdivision, Section 7, as of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 74.85 feet along the Curving SouthWesterly side of Oak Cliff Drive and runs back 100 feet on the Westerly line and 160 feet on the SouthEasterly line to a line at the rear measuring 81.1 feet thereon.

Being all the same property conveyed to Alfred D. Caruthers and wife, Martha H. Caruthers by deed from Ralph Stevens Construction Company, Inc., dated 02/09/1968, and of record in Book 4212, page 492, Register's Office for Davidson County, Tennessee. The said Alfred D. Caruthers died, leaving Martha H. Caruthers as the surviving tenant by the entirety. Martha H. Caruthers died March, 18, 1988, in Davidson County, leaving her only child, Thomas Edward Caruthers as her sole heir at law, according to Affidavit of Heirship of record in Book 7571 page 90, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

JC

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, or otherwise, as may affect the premises, including the following:

Restrictive Covenants, and Easements of record in Book 3642, page 29, R.O.D.C., TN.

This is improved property known as: 3403 Oak Cliff Dr., Nashville, TN 37214.

Witness my hand this 21st day of DECEMBER, 2023.

Thomas Caruthers
THOMAS EDWARD CARUTHERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named THOMAS EDWARD CARUTHERS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee this 21 day of DECEMBER, 2023.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

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202312220098639

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on Dec. 21 2023.

Leroy Johnston Ellis, IV, Affiant

Dec 21, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 21 day of December, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 1/06/2024

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com