Karen Johnson Davidson County
Batch # 1107580 DEEDQC
03/05/2024 02:26:42 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240305-0015355

**Prepared By:**
Gary Lloyd II

**After Recording Return To:**
1404 N 14th St
Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
William Carter, Affiant
Subscribed and sworn before me this the
5 Day of March, 2024.
Julia Rivera, Deputy Register

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# QUITCLAIM DEED

On January 25, 2024 THE GRANTOR(S),

- Withoutlimitsbiz LLC, Gary Lloyd II, Managing Member

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

- William Carter, a single person, residing at 1404 N 14th St, Nashville, Davidson County, Tennessee 37206

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Property Located in Nashville, Davidson County, Tennessee, being the Northerly 40 feet of the Southerly 60 feet of Lot No. 8 on the Plan of Sharp and Horn's 4th Addition to Nashville, as of record in Plat Bok 161, Page 172, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 40 feet on the Westerly side of North 41 Street, formerly an unnamed street, and runs back between parallel lines 160 feet to an alley.

SOURCE OF TITLE:
20230817-0064377

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.

The transfer of real estate formerly held by tenants in common.

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: 07214017500

Mail Tax Statements To:
William Carter
1404 N 14th St
Nashville, Tennessee 37206

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 1-29-2024

Gary Lloyd II, Managing Member, on behalf of Withoutlimitsbiz LLC

STATE OF MICHIGAN, COUNTY OF GENESEE, ss:

The foregoing instrument was acknowledged before me this 29 day of January, 2024 by Gary Lloyd II, Managing Member, on behalf of Withoutlimitsbiz LLC.

Dimetrice Summers

Signature of person taking acknowledgment

Notary

Title or rank

DIMETRICE SUMMERS
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Aug 27, 2029
ACTING IN COUNTY OF Genesee

Serial number, if any

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

Affiant

Affiant's Name: _____