Karen Johnson
Batch # 1113789
03/21/2024 02:38:30 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240321-0019679

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Send tax bill to:
PHH MORTGAGE SERVICES
P.O. Box 24738
West Palm Beach, Fla. 33416

New Owner:
Yolanda E. D. Davis
3911 King's Lane
Nashville, TN. 37218

WHEN RECORDED RETURN TO:
Carlton Lewis
1000 Potter Lane
Nashville, Tennessee, 37206

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

QUIT CLAIM DEED

THE GRANTOR(S),
- Alphonzo P. Davis, a single person,

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

Yolanda Eureka Denise Davis, 3911 King's Lane, Nashville, Davidson County, Tennessee, 37218,

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

(legal description): Being all of Lot No. 7, Creekwood North Subdivision, as shown by plat and survey of record in Plat Book 4657, Page 16, of the Register's Office of Davidson County, Tennessee, to which platreference is hereby made for a more complete and accurate description of said lot.Being the same property conveyed to Alphonzo P. Davis by quit claim deed from Alphonzo P. Davis and wife Eleanor M. Davis (now deceased) as executed on October 29, 1979 and filed for record on October 30, 1979 in Deed Book 5521, Page 544, Register's Office for said county.Said mortgage having a physical street addressof 3911 King's Lane, Nashville, Tennessee 37218.

Grantor grants, 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.

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 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: Map 58-15, Parcel 60

Deed Drafted By: Carlton Lewis
1000 Potter Lane
Nashville, Tennessee, 37206

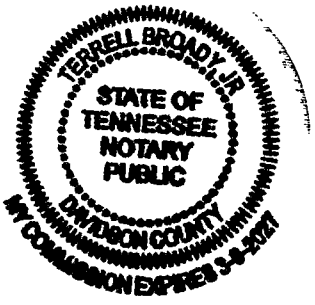
Grantor Signatures:

DATED: 3-9-2024

Alphonzo P. Davis
3911 King's Lane
Nashville, Tennessee, 37218

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 7 day of March, 2024, before me personally appeared Alphonzo P. Davis, 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.



Notary Public

Mr. Terrell Broady Jr. Notary Public
Title (and Rank)

My commission expires 3-9-2027