Karen Johnson
Batch # 1123664
04/16/2024 01:35:58 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240416-0027144

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Margaret Jo McFarland **519 Achievement Drive** **Nashville, TN 37209**	**SAME**	**090 16 0 177.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Margaret Jo Rushing, unmarried, formerly known as Margaret Jo McFarland,

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Deborah D. McFarland, Myron D. McFarland, and Phillip J. McFarland

HEREINAFTER called the GRANTEES, their heirs and assigns, **subject however to an estate for life hereby expressly reserved by and granted to Margaret Jo Rushing for so long as she may live**, all other right, title, and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot no. 510 on the Plan of Charlotte Park, Section Seven, as of record in Book 2663, page 122, Register's Office for said County.

Said Lot No. 510 fronts 67 feet on the westerly side of Achievement Drive, and runs back 128.3 feet on the northerly line and 136.7 feet on the southerly line, to a dead line in the rear, measuring 89.9 feet thereon.

Being the same property conveyed to Margaret Jo McFarland, by Deed from Tom Wilson, Trustee, of record in Book 3789, Page 66, Register's Office of Davidson County, Tennessee. Said Deed was corrected by a deed of correction of record in Book 3994, Page 617, Register's Office of Davidson County.

Note: Grantor Margaret Jo McFarland having married in 1983, taking the last name Rushing, subsequently divorced but kept the name Rushing.

Said property is quitclaimed subject to the herein established life estate for Margaret Jo Rushing and such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **519 Achievement Drive, Nashville, TN 37209.**

WITNESS MY HAND this the 11th day of April, 2024.

Margaret Jo Rushing

Margaret Jo Rushing (fka Margaret Jo McFarland)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor **Margaret Jo Rushing** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11th day of April, 2024.



NOTARY PUBLIC
My Commission Expires: 7/7/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of April, 2024.



NOTARY PUBLIC
My Commission Expires: 7/7/2027