Name & Address of New Owner
Florene M. Jones
851 Dewees Avenue
Nashville, TN 37204

Map & Parcel No. 12040-16DA

Send Tax Bills To
Florene M. Jones
851 Dewees Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch # 1127701 DEEDQC
04/26/2024 09:58:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030282

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on April 23, 2024, by and between **Florene M. Jones** (Grantor) and **Shirlene Jones Warfield** (Grantee).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, subject to a life estate retained by Grantor, all of Grantor's right, title, and interest in and to the following described real property having an address of 851 Dewees Ave., Nashville, TN 37204:

> Land in Davidson County, Tennessee, being Lot No. 83 on the Map of Kirkwood Heights, of record in Book 1130, page 22, Register's Office for said County.
>
> Said Lot No. 83 fronts 65.3 feet on the northerly side of Deweese Avenue and runs back between lines, 185.7 feet on the easterly line and 204.5.feet on the westerly line to a dead line on which it measures 94.4 feet.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a deed recorded in Book 5346, Page 637 Register's Office of Davidson County, Tennessee on October 5, 1978.

Grantor intends by this deed to retain a life estate for Grantor.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantee acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

IN WITNESS WHEREOF, I sign this deed on April 23, 2024.

Florene M. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On April 23, 2024, Florene M. Jones signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]

KARL D. WARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/2/2026

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Florene M Jones
Affiant

Subscribed and sworn before me, a notary public, on April 23, 2024.

EARL D. WARDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
[Seal]

Notary Public
My Commission Expires: 9/7/2026

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Prepared By PARKER, TOY & ASSOCIATES, PLLC, 745 S. Church St, #240, Murfreesboro, TN 37130