This instrument prepared by:

Michael A. Webster, Esq.
4917 Highway 41 N, Suite 180
Springfield, TN 37172

*Based upon information provided by client --
No closing or Title Search performed by Attorney*

Karen Johnson Davidson County
Batch # 1133859 DEEDQC
05/13/2024 09:13:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240513-0034868

STATE OF TENNESSE
COUNTY OF ROBERTSON

The actual consideration for this transfer is $0.00.

Ann Sullivan

ANN SULLIVAN, Affiant

Subscribed and sworn to before me this 8th day of May, 2024

Michael Webster

NOTARY PUBLIC

My Commission expires: 3/26/25

MICHAEL WEBSTER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Betty Darnell and Ann Sullivan 8385 Riley Adcock Road Joelton, TN 37080	NEW OWNER	Map: 004 Parcel: 064.00

KNOWN ALL MEN BY THESE PRESENT that BETTY DARNELL hereinafter referred to as "Grantor," for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these presents hereby quitclaim and convey unto ANN SULLIVAN, hereinafter referred to as "Grantee", my right, title and interest in and to the following described tract or parcel of land situated in Davidson County, State of Tennessee, being described as follows, to wit:

Tract One:

Beginning at an iron stake in an old fence row and runs in a northeasterly direction to a forked black oak in R. K. Garrett's line; thence in a westerly direction to the edge of Billy G. Adcock County road; thence in a southerly direction with the edge of the road to a poplar tree in an old fence row; thence with said old fence row in an easterly direction to the beginning, containing two (2) acres, more or less, and being the same land conveyed to Betty Darnell by Cecil Ray Wooden and wife, Maxine Wooden in a deed recorded in Deed Book 4030, Page 108, Register's Office for Davidson County, Tennessee.

Tract Two:

Beginning at an iron pin marking the northeast corner of a 1.9 acre tract of land conveyed to Betty Darnell in Book 4030, page 108, Register's Office, Davidson County, Tennessee, and the northwest corner of the Annie Biggs Adcock property as recorded in Book 1282, Page 99, Register's Office, Davidson County, Tennessee, thence with the common line between Darnell and Adcock South 4° 21'

East 282.31 feet to an iron pin; thence North 77° 28' East 183.19 feet to an iron pin; thence North 11° 35' West 286.48 feet to an iron pin in R. G. Garrett's southerly line; thence with an existing fence line South 74° 47' West 147.88 feet to the point of beginning containing 1.1 acres, more or less, according to a survey by Donald W. Fortner, dated September 6, 1973, and being part of the property conveyed to Betty Darnell and her husband, Joseph Bailey Darnell, by deed of record in Book 4486, page 202, Register's Office of Davidson County, Tennessee.

Said Joseph Bailey Darnell having passed away on March 23, 1986, leaving Betty Darnell as the sole owner of said property.

Grantor does hereby convey, release and quitclaim all the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor 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 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 grant 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 her lifetime. Grantor may commit waste on the premises if she desires to do so.

WITNESS my hand this 8 day of May, 2024.

Betty S. Darnell

BETTY DARNELL, Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY DARNELL with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand, at Springfield, Tennessee, this 8th day of May, 2024.

Michael Webster
NOTARY PUBLIC

My Commission expires: 3/26/25

