Prepared By:
Michael Karp

After Recording Return To:
4812 Manassas Drive
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1146195 DEEDQC
06/12/2024 10:11:33 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240612-0043957

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 11, 2024 THE GRANTOR(S),

Michael Karp ("Grantor"), a single person

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

Tricia English, ("Grantee") a single person, residing at 4812 Manassas Drive, Brentwood, Davidson County, Tennessee 37027

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

The legal description is:

LOT 155 FREDERICKSBURG, SECTION #2 FREDERICKSBURG 7900 509
INSTRUMENT #: 20220606 0064617

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.

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: 171-03-0A-072-00

Mail Tax Statements To:
Michael Karp
4812 Manassas Drive
Brentwood, Tennessee 37027

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 11 JUNE 24

Michael Karp
4812 Manassas Drive
Brentwood, Tennessee, 37027

GRANTEE
TRICIA ENGLISH
4812 MANASSAS DRIVE
BRENTWOOD, TN 37027

SUJANA GONUGUNTLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/28/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 11th day of June, 2024 before me personally appeared Michael Karp, 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.



G. Sujana
Notary Public

Sales Associate
Title (and Rank)

My commission expires 02/28/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Affiant's Name: Michael Karp

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 11th day of June, 2024

Notary

SUJANA GONUGUNTLA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/28/2026
WILLIAMSON COUNTY