Karen Johnson Davidson County
Batch # 1152924 DEEDQC
07/01/2024 10:09:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240701-0049189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-10.00-** Harlan P. Howard

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-26

Donna Gail Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW

161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harlan P. Howard	**SAME**	**128-13-0A-163.00 CO**
163 Westfield Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Donna G. Gray and Harlan P. Howard, ("Grantors"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Harlan P. Howard, ("Grantee"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as a married couple as a tenancy by the entireties, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Unit No. 163, on the Plan of Westfield Condominiums (formerly The Hamlet) created under Title 66 Section 27-101, et. seq, as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6678, Page 771, as amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and Book 7271, Page 256, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Plat Book 6250, Page 590, 1st revision of record in Plat book 6250, Page 748, as amended in Book 6831, Page 982 (Exhibit "D") as of record in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donna G. Gray and Jill S. Howard and husband, Harlan P. Howard by Warranty Deed from Jennifer M. Cameli, unmarried, dated 1/20/12 and recorded 1/25/12 in Instrument Number 20120125-0006785, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donna G. Gray, an unmarried person, and Harlan P. Howard, an unmarried person, by Quitclaim Deed from Jill S. Howard, dated April 7, 2015, and recorded on May 4, 2015, in Instrument No. 20150504-0039875, of record, Register's Office for Davidson County, Tennessee.

EXPRESSLY RESERVING a Life Estate in the above-described property unto **Donna G. Gray**, and her assigns. **Donna G. Gray** shall have full ownership, possession and use of the property, during the term of **Donna G. Gray's** natural life.

Upon the expiration of the **Donna G. Gray's** natural life, the ownership, possession, and use of the above described property shall revert to **Harlan P. Howard**.

Unimproved ( )
This is improved (X) property, known as: **163 Westfield Drive, Nashville, TN 37221.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of June, 2024.

Donna G. Gray
DONNA G. GRAY

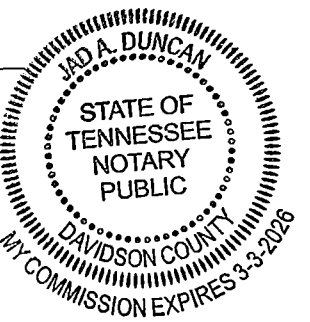
Harlan P. Howard
HARLAN P. HOWARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Donna G. Gray** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 26th day of June **2024.**

Notary Public
My Commission Expires: 3/3/2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Harlan P. Howard** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 26th day of June **2024.**

Notary Public
My Commission Expires: 3/3/2026

