Karen Johnson Davidson County
Batch # 1161191 DEEDQC
07/24/2024 09:28:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240724-0055771

FROM: Ruth Kelsey, formerly Ruth E. Grant

TO: Harry E. Grant

LIFE ESTATE DEED

This Instrument Prepared By: Miles Malbrough, Attorney, 106 Public Sq., Suite 109, Gallatin, TN 37066*

*from information furnished by the parties. This deed is prepared without benefit of a title search and no warranties are made by the preparer as to validity of title.

NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL:
Harry E. Grant	Harry E. Grant 1016 32nd Avenue North Nashville, TN 37209	Map 92-1, Parcel 116

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and for other good and valuable consideration, receipt of which is hereby acknowledged and deemed sufficient, we, **Ruth Kelsey, formerly Ruth E. Grant,** Grantor, by these presents do hereby quitclaim and convey unto **Harry E. Grant**, Grantee, a **Life Estate** in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 12 of Block No. 25 on the Map of Midway, as of record in Book 421 page 11, register's office for said county, said lot No. 12 fronts 50 feet on the easterly side of 32nd Avenue North, formerly India Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harry E. or William H. Jr. or William H. III or Vicki R. or Ruth E. or Delores C. Grant by Quitclaim Deed of record in the Register's Office of Davidson County, Tennessee, Book 10497, page 351.

Whereas William H. Grant, Jr. is deceased, having left his children William H. Grant III, Vicki R. Grant, and Ruth E. Grant, and his wife Delores C. Grant as his only heirs at law.

Grantors' Signatures:

WITNESS my hand this 20th day of July, 2024.

Ruth Kelsey

Ruth Kelsey

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, **Ruth Kelsey**, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 20th day of July, 2024.

Notary Public

My commission expires: May 23 2027

EUGENE GRAYER
NOTARY AT LARGE
STATE OF TENNESSEE

Oath of Actual Consideration:

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Harry E. Dent
Affiant

Subscribed and sworn to before me this 26th day of July, 2024.

EUGENE GRAYER
NOTARY AT LARGE
STATE OF TENNESSEE

Notary Public

My commission expires: MAY 7, 2027