QUITCLAIM DEED *Reserving a Life Estate*

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 12 day of AUGUST, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires:
11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1168757 DEEDQC
08/13/2024 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240813-0061550

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DONNA GALE LYLES, L.E. & JEREDAN D. LYLES 7019 Panama Dr. Hermitage, TN 37076	New Owner	086 02 0 / 071.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my son, JEREDAN D. LYLES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **GALE LYLES**, the GRANTOR herein, reserving for myself a LIFE ESTATE in the property conveyed herein, by these presents do transfer, QuitClaim and convey unto:

DONNA GALE LYLES, *FOR LIFE*, Remainder to, **JEREDAN D. LYLES**, the GRANTEES herein, their heirs and assigns all our right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Dodson Heights Subdivision, as of record in Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING all the same property conveyed to Jere W. Lyles, and wife, Gale Lyles by deed from Kevin R. Randolph, Sr. and wife, Donna M. Randolph dated April 5, 1988 and of record in Book 7511, page 84, Register's Office for Davidson County, Tennessee. The said Jere W. Lyles, a/k/a Jerry Wayne Lyles, died November 20, 2014, leaving his surviving spouse, Gale Lyles as the surviving tenant by the entirety. "Gale Lyles" and "Donna Gale Lyles" are one and the same person.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the DAVIDSON County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2024,

This is improved property known as: 7019 Panama Dr. Hermitage, TN. 37076.

Witness our hands this 9th day of AUGUST, 2024.

GALE LYLES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named GALE LYLES a/k/a DONNA GALE LYLES the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 9th day of AUGUST, 2024.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

QUITCLAIM DEED

Reserving a Life Estate

From: GALE LYLES
Life Tenant

Remainder To:

JEREDAN D. LYLES,

Property:
7019 Panama Dr.
Hermitage, TN. 37076

20240813006155O

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000

Johnny@LJELAW.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the original version of the Electronic document tendered for registration herewith and that this Electronic document is a True and Exact copy of the Original document executed and authenticated according to law on August 9 2024.

Leroy Johnston Ellis, IV, Affiant

August 12, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 12 day of August, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com