Prepared By:
Andramica Hilliman 945 Seymour Ave,Nashville Tn 37206

After Recording Return To:
Rodney L. Gilbert
1108 McKennie Ave, suite DD-4
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch # 1187550 DEEDQC
09/30/2024 08:34:46 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240930-0075257

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 28, 2024 THE GRANTOR(S),

Andramica Hilliman ("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):

G & Associates Consulting Group LLC, ("Grantee") Rodney L. Gilbert, Owner, residing at 1108 McKennie Ave, Suite DD-4, Nashville, Davidson County, Tennessee 37206

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

The legal description is:

LOT 13 ON THE PLAN OF A.W. HOOKER'S ADDITION OF EAST NASHVILLE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE
DEED REFERENCE: 20240909-0069201

Prior instrument reference: Book 20240909, Page 0069201.

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: 082 04 0 405.00

Mail Tax Statements To:
Rodney L. Gilbert
1108 McKennie Ave, suite DD-4
Nashville, Tennessee 37206

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

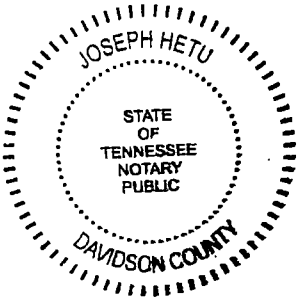
DATED: 9/28/2024

Andramica Hilliman

Andramica Hilliman
945 Seymour Ave
Nashville, Tennessee, 37206

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 28 day of September, 2024, before me personally appeared Andramica Hilliman, 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.



Notary Public

Notary
Title (and Rank)

My commission expires January 2428

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: _____

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 $ 0.00 .

Andramica Hillman
Affiant

Subscribed and sworn before me, this 28 day of September, 2024.

Notary

JOSEPH HETU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY