Prepared By:
Scott Field
1402 Russell St.
Nashville, TN 37206

S.F.

Karen Johnson
Batch # 1199453
10/31/2024 10:59:50 AM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20241031-0084296

After Recording Return To:
1402 Russell Street
Nashville, Tennessee 37206

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 27, 2020 THE GRANTOR(S),

- Scott R. Field, a married person,

S.F.

No $0.00

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

- Gabrielle W. Saliba and Scott R. Field, a married couple, residing at 1402 Russell Street, Nashville, Davidson County, Tennessee 37206

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

Legal Description: See attached *Exhibit A*

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.

This is a gift among family members with no money exchanged.

SF

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: 08313028700

Mail Tax Statements To:
Gabrielle Saliba
1402 Russell Street
Nashville, Tennessee 37206

[SIGNATURE PAGE FOLLOWS]

SF

Grantor Signatures:

DATED: 12 / 11 / 2020

Scott R. Field
1402 Russell Street
Nashville, Tennessee, 37206

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 11th day of December, 2020, before me personally appeared Scott R. Field, 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.

Allyson C Baker
Notary Public

Notary Public
(Title and Rank)

My commission expires 01/03/2023

ALLYSON C. BAKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 03, 2023

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: Scott Field

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 .

Affiant

Subscribed and sworn before me, this 31st day of October, 2024.

Notary

FAITH FOX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

Exhibit A

BILL GARRETT, Davidson County
Trans:T20100075037 DEEDQC
Recvd: 11/29/10 13:35 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20101129-0094832

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10079698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24th day of November, 2010.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Field 1402 Russell Street Nashville, TN 37206	New Owner	083-13 287.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jessica Field (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto Scott Field, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 of Block "H" Lindsley Home Place of record in Book 2, Page 92, Chancery Clerk's Office, Davidson County, Tennessee. Said Lot No. 64 fronts 50 feet on the South side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Scott Field and wife, Jessica Field by Warranty Deed from Brian Kevin Brackett, unmarried, recorded on the 1st day of July, 2004 in Instrument No. 20040701-0078433, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1402 Russell Street, Nashville, TN 37206

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.