Karen Johnson Davidson County
Batch # 1216463 DEEDQC
12/16/2024 08:40:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241216-0097210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 12th day of December, 2024.

Notary Public

My Commission expires: 11-2-26

Leslie Walsh
Notary Public
State of Tennessee
Davidson County

This Instrument Prepared By:

John A. Beam, III
Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37228

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Gary W. Waddey **4008 Port Cleburne Lane** **Hermitage, TN 37076**	**Gary W. Waddey** **4008 Port Cleburne Lane** **Hermitage, TN 37076**	**97-8-A/3**

QUIT CLAIM DEED RESERVING LIFE ESTATE

KNOW ALL MEN BY THESE PRESENTS that Gary W. Waddey, Trustee, or his successors in Trust, under the Husband's separate property trust established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaims his right, title and interest to Gary W. Waddey, for his natural life with the remainder interest to his daughter, Melinda W. Lakota, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit A-3, together with Carport designated NO. 3 on the Plan of Lake Chateau Condominiums, of record in Book 6250, Pages 607-610, as amended in Book 7025, Page 380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same land acquired by Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) And the Department of Housing and Urban Development Act (79 Stat., 667) by Deed dated September 6, 1991, and record in Book 8437, Page 490, Office of the Register, County of Davidson, State of Tennessee.

Being the same property conveyed to Gary W. Waddey, Trustee, or His Successors in Trust Under the Husband's Separate Property Trust Established in the Gary W. Waddey and Jane

G. Waddey Revocable Living Trust, by Quitclaim Deed, of record in Book 10914, Page 16, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 106 Lake Chateau Drive, A-3, Hermitage, Tennessee, 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9 day of December, 2024.

Husband's Separate Property Trust Established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust

Gary W. Waddey

Gary W. Waddey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gary W. Waddey, Trustee, or His Successors in Trust Under the Husband's Separate Property Trust Established in the Gary W. Waddey and Jane G. Waddey Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 9th day of December, 2024.

Notary Public

GIANG THUY NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/08/2027

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.