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 22 day of JANUARY 2025.

NOTARY PUBLIC
My Commission Expires: 01/24/2028

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

Karen Johnson Davidson County
Batch# 1229449 DEEDQC
01/23/2025 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005150

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.
MAE E. JAMES, L.E. & JONI MARIE STEWART 100 Clifton Court Old Hickory, Tennessee 37138	New Owner	053-16-0 / 099.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my daughter, JONI MARIE STEWART, and other good and valuable consideration, the receipt of which is hereby acknowledged,

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

MAE E. JAMES, *FOR LIFE*, Remainder to, **JONI MARIE STEWART**, the GRANTEES herein, their heirs and assigns all my 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:

Being the North part of Lot 1 on the Plan of Clifton Place, as of record in Book 2854, page 86, Register's Office of Davidson County Tennessee, described according to a survey made by Hal K. Swann, dated March 2, 1968, as follows:

BEGINNING at a point in the Westerly margin of Clifton Court, at the Northeast corner of the property conveyed to Alton Rex Agee and wife, by deed of record in Book 3764, page 379, said Register's Office, said point being 90 feet North of the common Easterly corner of Lots Nos. 1 and 2; thence Westerly along Agee's Northerly line and parallel to the line between Lots 1 and 2; thence Westerly along Agee's Northerly line and parallel to the line between Lots 1 and 2, 114.1 feet to a point; thence Northwardly 122.6 feet to a point in the Southerly margin of Pitts Avenue; thence with the margin of the same, Easterly 90 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 40.73 feet to a point in the Westerly margin of Clifton Court, thence with the margin of the same, Southerly 85 feet to the point of beginning.

Being all the same property conveyed to Mae E. James, unmarried, by deed from Joey Barker, unmarried, dated December 30, 2016, and of record as Instrument 20170103-0000474, Register's Office for Davidson County, Tennessee.

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 as may affect the premises of record in the Davidson County Register's Office, or otherwise, including the following:

Deed of Trust of Record at Instrument # _____, R.O.D.C., TN.

This is improved property known as: 100 Clifton Court, Old Hickory, TN 37138.

Witness our hands this 22nd day of JANUARY, 2025.

Mae James
MAE E. JAMES

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 MAE E. JAMES the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 22 day of JANUARY, 2025.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

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

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QUITCLAIM

DEED

Reserving a Life Estate

From: MAE E. JAMES
Life Tenant

Remainder To:
JONI MARIE STEWART,

Property:
100 Clifton Court
Old Hickory, TN. 37138

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 Jan 22 2025.

Leroy Johnston Ellis, IV, Affiant

Jan 22, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 22 day of January, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

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