G#23013-2
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson
Batch # 1254769
04/01/2025 11 40 18 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250401-0024595

BOX #14

ADDRESS NEW OWNERS:
Annette Rowe
455 Cornish Drive
Nashville, TN 37207

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
060 01 0 086 00

QUITCLAIM DEED TO ESTABLISH LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Annette Rowe, unmarried, and Shelia Dickerson, unmarried,** hereinafter collectively called the Grantors, do hereby transfer and quitclaim unto **Annette Rowe, unmarried, as Life Tenant for and during her natural life, with remainder to Sheila Dickerson, unmarried,** hereinafter called the Grantees, their heirs and/or assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Aldrich Heights, Section 3, as of record in Book 2663, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 111.54 feet on the northerly margin of Cornish Drive and extends back 201.2 feet on the westerly line and 215.0 feet on the easterly line to a broken line in the rear, measuring 112.9 feet thereon.

BEING the same property conveyed to Sheila Campbell and Annette Rowe, both unmarried, by Warranty Deed dated July 12th, 2004, from Ronald E. Elliott, unmarried, of record in Instrument No. 20040714-0083589, Register's Office for Davidson County, Tennessee. The said Sheila Campbell, unmarried, having conveyed her interest in said property to Annette Rowe, unmarried, by Quitclaim Deed dated January 14, 2011, of record in Instrument No. 20110118-0004408, said Register's Office. The said Sheila Campbell is now known as Sheila Dickerson, an un-remarried widow. This property was further conveyed to Annette Rowe and Shelia Dickerson, as joint tenants with right of survivorship by quitclaim deed recorded as Instrument No. 20241115-0089140, said Register's Office.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect

the premises.

This Quitclaim deed has been executed and delivered in order to establish a life estate held by Annette Rowe, unmarried, in and to the entire ownership interest in the above-described property, with the remainder interest to vest, upon the death of Annette Rowe, in Shelia Dickerson. The joint tenancy with right of survivorship which was previously established between Annette Rowe and Shelia Dickerson is terminated and dissolved, with the entire ownership interest in the above-described property vesting as recited herein.

THIS is improved property, known as: 455 Cornish Drive, Nashville, TN 37207.

IN WITNESS WHEREOF, this instrument has been executed on this 31st day of March, 2025.

Annette Rowe

Annette Rowe

Shelia Dickerson

Shelia Dickerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Annette Rowe, the bargainor, 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 office at Nashville, Tennessee, this 31st day of March, 2025.

My Commission Expires: 11/19/28

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Shelia Dickerson, the bargainor, 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 office at Nashville, Tennessee, this 31st day of March, 2025.

My Commission Expires: 11/19/28

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this the 31st day of March, 2025.

My Commission Expires: 11/19/28

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY