Prepared By:
John House
810 Bellevue Rd # 267
Nashville TN 37221 SEND TAXES
After Recording Return To:
John House
810 Bellevue Rd #267
Nashville, Tennessee 37221

Karen Johnson
Batch # 1294601
07/08/2025 11 43 17 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250708-0053607

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 03, 2025 THE GRANTOR(S),

- John Irving House, a single person.

for and in consideration of: $10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- John House Trust, John House, Trustee, residing at 810 Bellevue Rd #267, Nashville, Davidson County , Tennessee 37221

the following described real estate, situated in 810 Bellevue Rd #267 , Nashville, in the County of Davidson, State of Tennessee 37221

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 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 theron. 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,

Grantor Signatures:

DATED: 3 JULY 2025

John Irving House
810 Bellevue Rd #267
Nashville, Davidson, Tennessee, 37221

In Witness Whereof,

Witness
Teresa Pitts

Witness
Garrison Wyatt Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON, ss:

On this 3 day of July, 2025, before me personally appeared John Irving House, known to be the persons described in and who executed the foregoing instrument, and acknowledgement that they executed the same as their free act and deed.

Notary Public

Universal Banker
Title (and Rank)

ALLISON KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. DEC. 12, 2026

My commission expires 12/12/2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $10.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
8 Day of July, 2025.
J. Rivera, Deputy Register

Exibit A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans T20150103034 DEEDWARR
Recvd 12/07/15 09 22 2 pgs
Fees 13 00 Taxes 388 50
[redacted]
20151207-0122831

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015

Notary Public

MY COMMISSION EXPIRES 3-6-18

(AFFIX SEAL)

MELODY M JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John I House	Mortgage Research Center, LLC, ISAOA	Map 142-6-B
(NAME)	(NAME)	
810 Bellevue Rd Apt 267, Bldg 47	1400 Veterans United Drive	Parcel 267 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbia, TN 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew J. Milam, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John I House, an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Building No 47, Unit No 267 and Garage No 267 G on the Plan of "Peppertree" Creekside Meadows Condominiums as shown Plan of record in Book 4675 Pages 128-130 Register's Office for Davidson County, Tennessee and Condominium Created by Master Deed of record in Book 4984 Page 257 and as amended in Book 4984 page 174, Book 5045 page 800, Book 5086 page 80, Book 5259 Page 5, Book 6237 Page 64 and Book 7610 page 973 together with undivided interest in the common elements appurtenant thereto

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s), (b) all matters appearing on the plan of record in Book 4675, page 128, said Register's Office, (c) Master Deed and Be-Laws contained in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6536, page 724, Book 6874, page 354 and Book 7610, page 973, said Register's Office, and (d) Charter of record in Book 4836, page 610, said Register's Office

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Rd Apt 267, Bldg 47, Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders