Prepared By: |

UeWanda Batey

1309 Lenore St

Nashville, TN 37206

After Recording Return To: |

1309 Lenore St |

Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch # 1305596 DEEDQC
08/01/2025 03 07 31 PM 4 pgs
Fees $22 00 Taxes $0 00
20250801-0061278

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On Feb 1, 2021 THE GRANTOR(S),

- Janice B Waggoner, a single person,

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

- UeWanda Batey a single person, residing at 1309 Lenore St, Nashville, Davidson County, Tennessee 37206
-Patria M Waggoner a single person, residing at 1909 Bransford Ave. Nashville, Davidson County. Tennessee 37204

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

Legal Description: W SIDE BRANSFORD AVE S OF WEDGEWOOD AVE
Legal Reference: 00008780-0000867

Source of Title: Book 8780 Page 867

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.

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: 105 11 0 246.00

Mail Tax Statements To:
Janice B Waggoner
1909 Bransford Avenue
Nashville, Tennessee 37204

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:
Janice B Waggoner
1909 Bransford Avenue
Nashville, Tennessee 37204

DATED: Aug. 1, 2025

Janice B. Waggoner

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 1st day of August, 2025, before me personally appeared Janice B Waggoner 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.

Notary Public

Title (and Rank)

My commission expires 7/6/2026

REGINALD M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

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.

Affiant

Subscribed and sworn before me, this 1st day of August, 2025.

Notary

REGINALD M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2026