Karen Johnson
Batch # 1340398
10/30/2025 04 03.07 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251030-0086634

QUITCLAIM DEED
With Retained Life Estate Interests

Prepared by Ashley Horn Meyers
Attorney at Law
P O Box 151
Kingston Springs, TN 37082

solely upon information furnished by the parties and without benefit of survey, title examination, no closing thereupon, and no tax advice given

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is ZERO DOLLARS ($0 00)

Timothy C Lawrence, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 23 day of October 2025

Notary Public
Commission Exp 09/23/2029

ADDRESS NEW OWNERS	SEND TAX BILL TO	MAP PARCEL NUMBERS
Megan Morgan Lawrence 8066 Esterbrook Drive Nashville, TN 37221 Michael Timothy Lawrence 2872 Alden Hills Ct Lowell, MI 49331	**Timothy C. Lawrence, *et ux*** **7713 Dan Kestner Drive** **Nashville, TN 37221**	**12810024400**

We, **Timothy Clifford Lawrence and Mary Durkee Lawrence**, for and in consideration of love and affection for our children and no monetary consideration, as the Grantors, do hereby forever quitclaim unto **Megan Morgan Lawrence and Michael Timothy Lawrence**, to hereinafter become the "Remaindermen" owners, and referred to as the Grantees, as to the following tract or parcel of land situated in Davidson County, Tennessee, being more fully described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of First Revision, Meade Vue Subdivision, of record in Book 9700, page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Clifford Lawrence and Mary Durkee Lawrence by Warranty Deed from Michael Ray Rogers and wife, Nikkole Ward Rogers, dated December 4, 2017, of record in Instrument No. 20171207-0124797, Register's Office for Davidson County, Tennessee.

THE GRANTORS, HUSBAND AND WIFE, DO EXPRESSLY RETAIN LIFE ESTATE INTERESTS IN THE DESCRIBED TRACT OF LAND AND THE IMPROVEMENTS THEREUPON, FOR AND DURING THEIR

NATURAL LIVES; AND THE SAME SHALL FULLY VEST INTO THE GRANTEES, THEIR HEIRS, RESPRESENTATIVES AND ASSIGNS, UPON THE DEATH OF THE LAST SPOUSE TO DIE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 9700, page 58, Register's Office for Davidson County, TN, including any and all revisions, corrections, and/or amendments thereto of record.

The Grantors agree during the term of their respective Life Estate Interests Retained that they shall, and will be responsible for payment of the applicable all future property taxes, hazard insurance and maintenance of the premises and the improvements thereupon

This is improved property known as 7713 Dan Kestner Drive, Nashville, TN 37221.

WITNESS our hands this 23 day of October 2025

Timothy Clifford Lawrence, Grantor

Mary Durkee Lawrence, Grantor

STATE OF TENNESSEE)
)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Timothy Clifford Lawrence and Mary Durkee Lawrence**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN To and subscribed before me this the 23 day of October 2025

NOTARY PUBLIC

Commission Expires 09/23/2029