Karen Johnson
Batch # 1360469
12/22/2025 10:29:58 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251222-0101348

QUITCLAIM DEED

FROM: JAMES D. SUMMERS

FROM: RONALD K. NEVIN, TRUSTEE

TO: RONALD K. NEVIN, TRUSTEE

TO: JAMES D. SUMMER for Life, FREDA BARBEE and LAGAIL TIMBERLAKE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James D. Summers 4018 Edwards Avenue Nashville, TN 37216	SAME	Map/Parcel 61-10-77 12DZ-11755

THIS INSTRUMENT WAS PREPARED BY

RONALD K. NEVIN, ATTORNEY
315 DEADERICK STREET
SUITE 1550
Nashville, Tennessee 37238
(615) 244-7708

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

James D Summers

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF DECEMBER 2025.

NOTARY PUBLIC

My Commission Expires: 3-3-27

STATE OF TENNESSEE NOTARY PUBLIC CARMON B. PRESLEY OF ROBERTSON COUNTY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a conveyance to create a life estate, I, James D. Summers, by these presents do hereby quitclaim and convey all my right, title and interest to James D. Summers for life and to Ronald K. Nevin, Trustee, and from Ronald K. Nevin, Trustee to James D. Summer for life, and the remainder, after his death, to Freda Barbee and Lagail Timberlake, in and to the following described tract or parcel of land, to wit as follows:

LAND in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 105 and all of Lot No. 104 on plan of Maplewood Heights, of record in Book 547, pages 77 and 78, Register's Office for said County.

SAID property fronts 110 feet on the easterly margin of Edwards Avenue and extends back between parallel lines, 300 feet to a deadline.

BEING the same property conveyed to James D. Summers and wife, Judy L. Summers, of record in Book 6418, pages 11, 12 and 13, Register's Office for Davidson County, Tennessee. Judy L. Summers having since died August 8, 2023.

Said Property is conveyed subject to such limitation, restriction s and encumbrances as may affect the premises.

This conveyance is subject to any and all existing restrictions and easements of record.

THIS IS THE SAME DESCRIPTION AS IN PREVIOUS DEED OF RECORD.

This is improved property, known as 4018 Edwards Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12nd day of December 2025.

JAMES D. SUMMERS

And now, I, the said Ronald K. Nevin, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto James D. Summers for life, remainder after his death to Freda Barbee and Lagaile Timberlake the same property hereinabove described and set forth, to which reference is hereby made, the same limitation, restrictions and encumbrances as may affect the premises as above set forth.

RONALD K. NEVIN, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named JAMES D. SUMMERS, the grantor, 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.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December 2025.

Notary Public

My Commission Expires: 3-3-27

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for County and State, the within named, RONALD K. NEVIN, Trustee, the grantor, 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 Nashville, Tennessee, this 22nd day of December 2025.

Notary Public

My Commission Expires: 3-3-27