Karen Johnson Davidson County
Batch # 1401542 DEEDQC
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Fees: $22.00 Taxes: $0.00
20260406-0026912

THIS INSTRUMENT PREPARED BY:
Robert G. Wheeler, Jr.
The Law Office of Robert G. Wheeler, Jr.
P.O. Box 211
Goodlettsville, TN 37070-0211

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills To:	Map & Parcel No.
Samantha J, M, Farmer and William T. F. Farmer	Walter L. Farmer 908 Sunvalley Drive Madison, TN 37115	Map 33-15 Parcel 26

THIS QUITCLAIM DEED, is made and entered into the day and date last acknowledged below, by and between **WALTER L. FARMER**, hereinafter referred to as "GRANTOR" and **SAMANTHA J. M. FARMER, individually** and **WILLIAM T. F. FARMER, individually**, each owning a one-half (1/2) undivided interest, hereinafter referred to as "GRANTEES"; but subject to a LIFE ESTATE herein retained by **WALTER L. FARMER** subject to the terms, provisions and conditions stated herein;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged, **WALTER L. FARMER**, the Grantor, has this day bargained, sold and quitclaimed unto **SAMANTHA J. M. FARMER, individually** and **WILLIAM T. F. FARMER, individually**, each owning a one-half (1/2) undivided interest, the Grantees, their heirs and assigns, all of the Grantor's right, title and interest in and to certain real estate in Davidson County, Tennessee, subject to a

LIFE ESTATE herein retained by **WALTER L. FARMER**, the Grantors, under the terms, provisions and conditions hereinafter set forth, said property being more specifically and particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 238 on the Map of Primrose Acres Subdivision, Section 111, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 218 fronts 98.0 feet on the southerly margin of Sunvalley Drive and extends back 258.1 feet on the westerly line and 274.4 feet on the easterly line, to a dead line in the rear, measuring 91.0 feet thereon.
>
> BEING the same property conveyed to Walter L. Farmer and wife, Sandra J. Farmer, by deed from Roger D. Anderson and wife, Tina Llana Anderson, of record in Book 11713, page 315, Register's Office for Davidson County, Tennessee. And, the said Sandra J. Farmer having since died, the property is now vested in Walter L. Farmer, in fee simple.
>
> The mailing address for the said property is 908 Sunvalley Drive, Madison, TN 37115.
>
> The property description, as contained herein, is the same as that contained in the previous deed of record.

LIFE ESTATE: The Grantor, **WALTER L. FARMER,** also referred to hereinbelow as "Life Tenant", specifically retains a life estate in the real property hereinabove described, together with the improvements thereon and the appurtenances thereto, under the following terms, provisions and conditions:

1. That the Life Tenant will be solely responsible for the timely payment of all costs or expenses relating to the upkeep, taxes, maintenance and insurance on the said property, insuring all building structures located on the said property .

2. That the life estate retained by **WALTER L. FARMER** will terminate and will be of no further force or effect, whatsoever, upon **WALTER L. FARMER'S** death, or if **WALTER L. FARMER** shall choose to live elsewhere, fails to reside on the premises and to use the said premises as his principal residence for a period of six (6) consecutive months, for any reason.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR/LIFE TENANT"

WALTER L. FARMER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a notary public, in aforesaid County and State, **WALTER L. FARMER**, the within named bargainor, with whom I am personally acquainted (who proved to me upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Goodlettsville, Tennessee on this 27th day of March, 2026.

Notary Public

My Commission Expires: _____

ROBERT G. WHEELER JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is NONE.

William T. F. Farmer
Affiant

Subscribed and sworn to before me this 27th day of March 2026.

Robert G. Wheeler, Jr.
Notary Public

My Commission Expires: _____

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires July 20, 2027

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.