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ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Ellen Victoria Gregory 2630 Lakeland Drive Nashville, TN 37214	Same	095 12 0 117.00

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This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

Karen Johnson
Batch # 1421074
05/15/2026 10:24:36 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260515-0043851

QUITCLAIM DEED
RESERVING A LIFE ESTATE

For and in consideration of the sum of $10.00, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, Ellen Victoria Gregory, has bargained, sold, aliened, presents, and does hereby quitclaim and convey unto Kathleen Ann Gregory, her successors and assigns, all right, title and interest in and to the following described tract of land, reserving unto herself, a life estate for the real property located at 2630 Lakeland Drive, Nashville, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38, on the Plan of Martinwood Heights, as of record in Book 2133, Page 63, Register's Office for said County.

Said Lot 38 fronts 81 feet on the northerly side of Lakeland Drive and runs back 262.1 feet on the easterly line, and 261.7 feet on the westerly line, to a dead line, measuring 81 feet thereon.

Being part of the property conveyed to C.J. Sain and wife, Celestine F. Sain, by deed from Houston T. Ezell and wife, of record in Book 2274, Page 187, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 2153, Page 577, said Register's Office.

Being the same property conveyed to Leslie C. Gregory and wife, Kathleen K. Gregory, by virtue of a Warranty Deed dated October 18, 1954, in Book 2303, Page 447, Register's Office for the County of Davidson, State of Tennessee.

Being the same property conveyed to Victoria Ellen Gregory, reserving unto themselves a life estate, on October 9, 2019, and registered on October 11, 2019, Document Number 20191011-0104677.

Scrivener's Affidavit of record in Register's Office for Davidson County, Tennessee, as Instrument No. 20191216-0129633: (Reference to Quit Claim Deed with Life Estate Affidavit of Heirship of Record in

Instrument No. 20191011-0104677 Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Ellen Victoria Gregory, via Affidavit of Heirship, after the deaths of Leslie C. Gregory, and wife, Kathleen K. Gregory, Instrument Number 20251006-0079308, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictions, easements and setback lines applicable to said property.

This is improved real property known as 2630 Lakeland Drive, Nashville, TN 37214.

Witness my hand this 8TH day of May, 2026

Ellen Victoria Gregory
GRANTOR

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Ellen V. Gregory, a Notary Public in and for said County and State, the within named, 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 8th day of May, 2026.

Sherrie Dowell
NOTARY PUBLIC

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9-18-29

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transaction is $10.00 and other good and valuable considerations.

Subscribed and sworn to me this 8th day of May 2026

Ellen Victoria Gregory
BARGAINOR

Sherrie Dowell
NOTARY PUBLIC

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9-18-28