Karen Johnson Davidson County
Batch# 659726 DEEDQC
06/18/2021 11:31:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210618-0082554

This Instrument Prepared by Ashley Waters, Attorney at L
116 Locust Avenue, Suite A, Cookeville, Tennessee 3850

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEF SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
David Lee Huggins and Diana Lynn Huggins 1634 Highfield Lane Brentwood, TN 37027	*David and Lynn Huggins 1634 Highfield Lane Brentwood, TN 37027*	*119-09-0-023.00 119-09-0-024.00*

This instrument made and entered into on this the 8th day of April, 2021, by and between ***David Huggins and Diana Huggins, individually and as the sole proprietors of LAMB Properties***, First Party; and ***David Lee Huggins and Diana Lynn Huggins, as tenants by the entirety***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, their successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in Davidson County, Tennessee, and more particularly described as follows:

Land lying in Davidson County, Tennessee, being further described to-wit:

Tract One:
Being Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, R.O.D.C. Tennessee.

Said Lot No. 82 fronts 50 feet on the easterly side of Landers Avenue and runs back 272 feet 1 inch on the north line and 296 ½ feet on the south line to an alley and shows 56 feet on said alley and is bound on the south by a 26 foot street.

Tract Two:
Being the easterly part of Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, described according to a

survey made by Cantrell, Connell, and Morrison, Engineers, March 6, 1952, as follows:

BEGINNING on the northerly margin of Parmer Avenue at a point 173.9 feet east of the easterly margin of Landers Avenue; thence northwardly 50 feet to the line between Lots. No 81 and 82; thence with the line between said two lots easterly 90 feet to the westerly margin of an alley; thence with said alley southwardly 56 feet to the northerly margin of Parmer Avenue; thence with said Avenue westwardly 166 feet to the beginning.

Included in the above description but specifically excluded there from is that portion of the subject property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 3939, page 652, said Register's Office.

This is improved property known as 2718 Landers Avenue, Nashville, TN 37211.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Quitclaim Deed from Jimmy Stratton to David Huggins and Diana Huggins D/B/A LAMB properties, of record in Instrument Number 20020925-0116777, Register's Office of Davidson County, Tennessee.

This conveyance is made pursuant to the provisions of T.C.A. §66-1-109, and for the purpose of creating an estate by the entireties in and to the entire above-described property in said David Lee Huggins and Diana Lynn Huggins, husband and wife, so that the entire property, upon the death of either, will pass to the other.

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

David Huggins

Diana Huggins

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***David Huggins and Diana Huggins***, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 8th day of April, 2021.

ASHLEY L LAMB
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC
My Commission Expires: 01/27/22

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(A)(i) BECAUSE IT IS THE CREATION OR DISSOLUTION OF A TENANCY BY THE ENTIRETY BY THE CONVEYANCE FROM ONE SPOUSE TO THE OTHER.