Karen Johnson Davidson County
Batch# 880866 DEEDQC
06/29/2022 03:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220629-0075508

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 23 day of June, 2022.

Notary Public **Affiant**

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Andrew Cole Floyd and Erin Floyd 2814 Bronte Avenue Nashville, Tennessee 37216	Same as New Owner	072 10 1 175.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **ANDREW COLE FLOYD, married and ERIN FREEMAN, N/K/A ERIN FLOYD, married**, by these presents do hereby quitclaim and convey unto **DEVIN F. PARK, TRUSTEE**, for the express purpose of making a re-conveyance, and her successors and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Part of the Subdivision of the E.B. Rucker Land on Bronte Avenue of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ANDREW COLE FLOYD, AN UNMARRIED MAN, by deed from EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, HUSBAND AND WIFE, of record in Instrument No. 20170428-0041761, dated April 25, 2017, said Register's Office. Being the same property further conveyed to ANDREW COLE FLOYD, AN UNMARRIED MAN AND ERIN FREEMAN, AN UNMARRIED WOMAN, JOINT TENANTS, by quitclaim deed from ANDREW COLE FLOYD, AN UNMARRIED MAN, of record in Instrument No. 20171116-0117647, dated November 9, 2017, said Register's Office.

The said Andrew Cole Floyd and Erin Freeman, n/k/a Erin Floyd are now a married couple. The said Erin Freeman and Erin Leigh Floyd are one and the same person.

This is improved property commonly known as: 2814 Bronte Avenue, Nashville, Tennessee 37216.

And now, I, the said, **DEVIN F. PARK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **ANDREW COLE FLOYD AND ERIN FREEMAN N/K/A ERIN FLOYD, HUSBAND AND WIFE for the purpose of creating a TENANCY BY ENTIRETY**, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

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

Witness our hands this 23 day of June, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

ANDREW COLE FLOYD

ERIN LEIGH FLOYD

DEVIN F. PARK, TRUSTEE

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **ANDREW COLE FLOYD**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 23 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **ERIN FREEMAN N/K/A ERIN FLOYD, A/K/A ERIN LEIGH FLOYD** the within named bargainor, 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 Goodlettsville, Tennessee, this the 23 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Caitlin Turner the undersigned, a Notary Public in and for said County and State, **DEVIN F. PARK**, the within named bargainor, 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 Goodlettsville, Tennessee, this the 23 day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/22 [DATE].

Devin Park

AFFIANT SIGNATURE

6/28/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 28 day of June, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

