This Instrument Prepared by:
Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 898684 DEEDQC
08/04/2022 10:30:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220804-0088785

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Helen Connor Curnutte and Stephen B. Curnutte 224 Carden Avenue Nashville, TN 37205	NEW OWNER	10413004400

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Helen Connor Curnutte,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Helen Connor Curnutte and husband, Stephen B. Curnutte,** the **Grantees** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Being the Southerly 10 feet of Lot No. 52 and the Northerly 45 feet of Lot No. 53 on the Map of Bransford Realty Co.'s Subdivision of certain lots and blocks in Whitland Realty Co.'s Subdivision of record in Book 547, page 53, Register's Office for said County.

Said parts of said lots adjoin and front together 55 feet on the east side of Carden Avenue and run back between parallel lines 210 feet to a deadline.

Being the same property conveyed to Helen C. Wunderlich, unmarried, by Warranty Deed from Naomi S. Wade, retaining a life estate, Eve Ellen Byers, a remainder interest and Bradie S. Wade, a remainder interest, of record in Instrument No. 20070820-0098971, Register's Office for Davidson County, Tennessee. The said Naomi S. Wade is believed to have died on September 14, 2017. Further, being the same property conveyed to Helen Connor Curnutte by Quitclaim Deed from Helen C. Wunderlich, of record in Instrument No. 20140310-0020095, Register's Office for Davidson County, Tennessee. Helen C. Wunderlich and Helen Connor Curnutte are one and the same person.

This instrument is intended to create a tenancy by the entireties amongst Grantees.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

HS

This is improved real property with a mailing address of: 224 Carden Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3 day of August, 2022.

Helen Connor Curnutte

Helen Connor Curnutte

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen Connor Curnutte,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of August, 2022.

Tracey Perry

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Nancy Enoch

Affiant

Subscribed and sworn to before me this 3rd day of August, 2022.

Tracey Perry

Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-9-26