Karen Johnson Davidson County
Batch# 933041 DEEDWARR
10/24/2022 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115275

MAIL TAX NOTICES TO
NEW OWNER(S)AT: Winnifred Diane Braden and Ronald Craig Braden
1665 Comanche Run
Madison, TN 37115

Map & Parcel No. 015-14-0A-081.00

Prepared from information provided by the parties hereto without the title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

This Instrument Prepared by: Cindy S. Smith, P.C.; Attorney at Law; P.O. Box 292004; Nashville, TN 37229

DEED TO CREATE TENANCY BY THE ENTIRETY:

FOR AND IN CONSIDERATION of the love and affection we have for each other, and in order that title to the property hereinafter described may be vested in us as tenants by the entirety, I, the undersigned, **Winnifred Diane Braden, Grantor,** do hereby transfer and convey unto **Winnifred Diane Braden and Ronald Craig Braden, wife and husband,** their heirs and assigns, forever, all of my interest in and to a certain parcel of real estate situated in **Davidson County**, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Final Plat of The Woods of Neeley's Bend, Phase 2, of record in Instrument No. 20050707-0078328, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Winnifred Diane Braden by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded December 28, 2005, of record in Instrument No. 20051228-0155028, Register's Office for Davidson County, Tennessee.

"The Woods of Neeley's Bend" is the same as "The Woods at Neely's Bend."+

This is property with a common address of **1665 Comanche Run, Madison, TN 37115.**

TO HAVE AND TO HOLD said real estate unto the said **Winnifred Diane Braden and Ronald Craig Braden, wife and husband**, their heirs and assigns, forever, so that title shall be vested as tenants by the entirety in **Winnifred Diane Braden and Ronald Craig Braden, wife and husband**, in accordance with the laws of the State of Tennessee including but not limited to Tennessee Code Annotated, Section 66-1-110.

It is the Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the herein described property previously held by the Grantor.

WITNESS MY HAND, this 18th day of October 2022.

Winnifred Diane Braden

Winnifred Diane Braden

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Winnifred Diane Braden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (DEED TO CREATE TENANCY BY THE ENTIRETY) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18th day of Oct. 2022.

NOTARY PUBLIC
My commission expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TN

COUNTY OF Davidson

I hereby swear or affirm that there was NO CASH CONSIDERATION given for this transfer.

Randall Craig Braden
AFFIANT

SWORN to and subscribed before me, this the 18th day of Oct. 2022

NOTARY PUBLIC
My commission expires:_____

2209-191 lgl

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 October 18, 2022 (date of document).

Cindy S. Smith, Affiant

10/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 24th day of October, 2022.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MARCH 21, 2026