Karen Johnson Davidson County
Batch# 937977 DEEDQC
11/04/2022 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221104-0119100

Tax Liability & Owner:
Robert M. Judd, et ux
Scarlett Taylor
2210 B. Cabin Hill Road
Nashville, Tennessee 37355

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map 073, Parcel 221.00

DEED CREATING TENANCY BY THE ENTIRETIES

WHEREAS, the owner of the hereinafter described property, ROBERT M. JUDD, desires to convert his entire interest in that real estate into a Tenancy by the Entireties with his wife, SCARLETT TAYLOR.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ROBERT M. JUDD, pursuant to the provisions of Tennessee Code Annotated, § 66-1-109, have bargained and sold and by these presents do transfer and convey unto my wife, SCARLETT TAYLOR, all of the right, title and interest necessary to create a Tenancy by the Entireties in and to my entire interest in the following described tract or parcel of land in the First Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Number 50-B, Zone Lot Division of Lots 44,45,46,47,48,49,50,51,52&53, Section Three, Cabin Hill Subdivision, as shown on plat of record in Plat Book 6250, Page 361, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This conveyance is subject to any and all existing easements and restrictions as shown on record. Covenants, conditions and Restrictive Covenants of record in Book 6250, page 361, Book 6430, page 508 and Book 9412, page 317, Register's Office for Davidson County, Tennessee. Easement for Sewer, recorded in Book 6181, page 107, and Book 6209, page 475, said Register's Office.
>
> And being the same property conveyed to Robert M. Judd by Warranty Deed from Brett Beauregard and wife, Sarah P. Beauregard, dated July 31, 2013 and recorded on August 5, 2013 at 09:48 A.M. in Instrument Number T20130066714, Register's Office of Davidson County, Tennessee.

WITNESS my hand, this the 3rd day of November, 2022.

Robert M. Judd

Robert M. Judd

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named ROBERT M. JUDD, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

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

CURSTEN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Cursten Vaughn

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Robert Taylor

AFFIANT

Sworn to and subscribed before me this 3rd day of November, 2022.

CURSTEN VAUGHN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Cursten Vaughn

NOTARY PUBLIC

My Commission Expires: November 15, 2025

I, Shawn C. Trail, 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 November 3rd, 2022.

11-03-22
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 3rd day of November, 2022.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY