Karen Johnson Davidson County
Batch# 975484 DEEDQC
03/01/2023 10:25:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014466

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc. (20892-3)
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Steven M. Ryan and Sandra K. Cary
6715 Darden Place
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 102-12 Parcel 073

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned STEVEN M. RYAN and wife, SANDRA K. CARY, previously incorrectly referred to as SANDRA K. KARY, hereinafter called the Grantors, by these presents do transfer and quitclaim unto STEVEN M. RYAN and wife, SANDRA K. CARY, hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in the 8th Civil District of Davidson County, Tennessee, and being Lot No. 254B on the Plan of Hillwood Estates, Section 9, Part 2, of recording Book 2331, Page 28, Register's Office for Davidson County, Tennessee, which is a part of the re-subdivision of Lot No. 254A on the Plan of Horton Heights Subdivision, Section "E", as of record in Book 2133, Page 84, Register's Office for Davidson County, Tennessee, said lot being more particularly described as follows:

SAID Lot No. 254B fronts 127.57 feet on the easterly side of Darden Place, and extends 290.95 feet on the northerly line and 340 feet on the southerly line to a dead line in the rear on which is measures 136.61 feet.

BEING the same property conveyed to Steven M. Ryan and Sandra K. Kary, husband and wife, by Warranty Deed from Richard J. Sanders, Executor of the Estate of Betty Matthews LaPenna, of record in Instrument No. 20071012-0121577, Register's Office for Davidson County, Tennessee. At the time of the previous conveyance, the Estate of Betty Matthews LaPenna was pending in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Case No. 07P-63. Pursuant to the Will of the late Betty Matthews LaPenna, the Executor of the Estate, acting alone, had the power and authority to sell and convey real property. In the prior deed, the name of Sandra K. Cary is misspelled as Sandra K. Kary. The correct spelling is Sandra K. Cary. Sandra K. Cary is one and the same person as the person previously incorrectly referred to as Sandra K. Kary.

THIS Quitclaim Deed has been executed and recorded in order to reflect the correct spelling of one of the owners' name.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This is improved property, known as: **6715 Darden Place, Nashville, TN 37205**

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc. based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof. No title search has been conducted at the time that this instrument was prepared.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of February, 2023.

Steven M. Ryan

Sandra K. Cary, previously incorrectly referred to as Sandra K. Kary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally before me, the undersigned, a Notary Public in and for the State and County set forth above, appeared Steven M. Ryan and Sandra K. Cary, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 2023.

Notary Public
My Commission Expires: Sept. 8th, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 24th day of February, 2023.

Notary Public
My commission expires: Sept. 8th, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY