Karen Johnson Davidson County
Batch# 977630 DEEDQC
03/07/2023 09:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230307-0016184

This Instrument Prepared by
Rainey, Kizer, Reviere & Bell, PLC
Attorney at Law
105 S. Highland Avenue
Jackson, TN 38301

Without Survey or Title Examination

Property Owner
& Address
Thomas H. Dundon
Leah A. Dundon
3723 Richland Avenue
Nashville, TN 37205

Person Responsible for
the Payment of Real
Property Taxes & Address

Same

Map 104-9 Parcel 122

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **Thomas H. Dundon and wife, Leah A. Dundon, as tenants in common,** do hereby quitclaim and convey to **Thomas H. Dundon and wife, Leah A. Dundon, as tenants by the entirety,** all our rights, title and interests in and to those certain lots or parcels of real estate located in Davidson County, Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block No. 7 on the plan of Richland Realty Company's Property, Division "A". Said plan is of record in Book 161, page 151, Register's Office for said County, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot 20 fronts 100 feet on the southerly side of Richland Avenue and runs back between parallel lines 200 feet to a dead line, the westerly line of said Lot No. 20 being 100 feet east of the easterly margin of Christopher Street.

Being the same property conveyed to Thomas H. Dundon and wife, Leah A. Dundon by deed of record at Instrument No. 20040719-0086075, in the Register's Office of Davidson County, Tennessee.

The purpose of this deed is to create an estate by the entirety with rights of survivorship between Thomas H. Dundon and wife, Leah A. Dundon.

Said interest in said property are conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on the 21st day of February, 2023.

Thomas H. Dundon

Leah A. Dundon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas H. Dundon, 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, this the 21st day of February, 2023.

Notary Public

My Commission Expires:

LESLIE SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Leah A. Dundon, 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, this the 17 day of Feb, 2023.

Notary Public

My Commission Expires:
Jan 4, 2027

JACOYA DRIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

We hereby swear of affirm that the actual consideration for this transfer is $_-0-_.

Leah A. Dundon

Thomas H. Dundon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Leah A. Dundon was sworn to and subscribed before me on this the 17 day of Feb, 2023.

Notary Public

My Commission Expires: Jan 4, 2027

JACOYA DRIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Thomas H. Dundon was sworn to and subscribed before me on this the 21st day of February, 2023.

Notary Public

My Commission Expires: _____

LESLIE SATURDAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

True Copy Certification

I, Stacy Northcott, do hereby make oath that I am the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on February 21, 2023 and authenticated according to law on March 7, 2023.

Affiant Signature

Date:____03/07/2023_____

State of Tennessee

County of Madison

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

MARSHA L. BLACKWELL
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires:

1-22-2025