Karen Johnson Davidson County
Batch# 980710 DEEDQC
03/14/2023 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018509

MAIL TAX NOTICES TO
NEW OWNER(S)AT: Stephen W. Higgins and Jami Anglin-Higgins
763 Fitzpatrick Road
Nashville, TN 37214

Map & Parcel No. 96-16-205

Prepared from information provided by the parties hereto without the benefit of a title search or 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, **Stephen W. Higgins, Grantor,** do hereby transfer and convey unto **Stephen W. Higgins and wife, Jami Anglin-Higgins,** 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, described as follows:

Beginning at an iron pin (by others) lying in the easterly right of Fitzpatrick Road N8 49'52"E, 497 .53 feet from the most northerly return of Blackwood Drive, said iron pin being the southwesterly corner of the herein described property; thence continuing with the easterly right of way of Fitzpatrick Road N8 49'52"E, 109.94 feet to the point of curvature of a curve to the right with a delta of 2 48'37", a radius of 2840.00 feet and an arc length of 139.30 feet to an iron pin in concrete (by others), said iron pin being the northwesterly corner of the herein described tract; thence leaving said right of way of Fitzpatrick Road and running with the southerly line of Lot No.1., on the plan of Larchwood, Section 1A, as of record in Plat Book 5060, Page 137, Register's Office for Davidson County, Tennessee, SB1 14'54"E, 142.86 feet to a concrete monument (by others) and being the southeasterly corner of said Lot No.1; thence continuing with the northerly line of this tract SB1 44'57"E, 287.88 feet to an iron pin being the northeasterly corner of the herein described tract and being the northwesterly corner of Lot No.1, on the Plan of Downwind Acres, as of record in Plat Book 5800, Page 60, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot No.1 S11 45'46"W, 206.84 feet to an iron pin (set) and being the southeasterly corner of the herein described tract; thence running with Lots No. 10 and No. 9 on the plan of Section 2, Addition to Larchwood, as of record in Plat Book 6200, Page 324, Register's Office for Davidson County, Tennessee S84 04'46"W, 180.90 feet to an iron pin (by others) lying in the line of said Lot No.9; thence continuing with the Northerly line of Lot No. 9 and passing an iron pin at the northerly line of Lot No.1, Section 1, Addition to Larchwood, as of record in Plat Book 6250, Page 429, Register's Office for Davidson County, Tennessee, and continuing with the northerly line of said Lot No.1, N81 05 36"W, 248.60 feet to the point of beginning and containing 2.365 acres, more or less.

Being the same property conveyed to Stephen W. Higgins by Warranty Deed from Kristi L. Holt, recorded July 3, 2018, of record in Instrument No. 20180703-0064383, Register's Office for Davidson County, Tennessee.

This is property with a common address of 763 Fitzpatrick Road, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the said Stephen W. Higgins and wife, Jame Anglin-Higgins, their heirs and assigns, forever, so that title shall be vested as tenants by the entirety in Stephen W. Higgins and wife, Jame Anglin-Higgins, 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 7th day of March 2023.

X _____
Stephen W. Higgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named Stephen W. Higgins, 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 7th day of March 2023.

_____
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.

X _____
AFFIANT

SWORN to and subscribed before me, this the 7th day of March 2023.

_____
NOTARY PUBLIC
My commission expires:_____

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 **March 7, 2023** (date of document).

Cindy S. Smith, Affiant

03/14/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 14th day of March, 2023.

Notary

MY COMMISSION EXPIRES:

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