Karen Johnson Davidson County
Batch# 1017140 DEEDQC
06/21/2023 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230621-0046974

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JCG)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
35336552

QUITCLAIM DEED
TO CREATE TENANCY BY THE ENTIRETIES

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Joseph B. Ledbetter, Jr. and Candice W. Ledbetter 4425 Tyne Boulevard Nashville, TN 37215	Joseph B. Ledbetter, Jr. and Candice W. Ledbetter 4425 Tyne Boulevard Nashville, TN 37215	Parcel ID: 130 10 0 106.00

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and in order to create a tenancy by the entireties with my husband, Joseph B. Ledbetter, Jr., I, CANDICE W. LEDBETTER, pursuant to T.C.A. Section 66-1-109, do hereby quitclaim and convey unto myself, CANDICE W. LEDBETTER, and my husband, JOSEPH B. LEDBETTER, JR., as tenants by the entireties, the property described on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The source of this description is the prior deed.

This is improved property known as 4425 Tyne Boulevard, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this ____ day of June 20, 2023.

Candice W. Ledbetter
Candice W. Ledbetter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

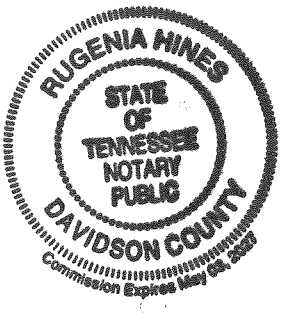
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Candice W. Ledbetter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of June, 2023.

Rugenia Hines
Notary Public

My Commission Expires:

_____



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 20th day of June, 2023.

Rugenia Hines
Notary Public

My Commission Expires:

_____



EXHIBIT A

A tract or parcel of land in the 7th Civil District of Davidson County, State of Tennessee, being all of Lots 2, 3 and the west half of Lot 4, of Block "D" on the Map of Belle Meade Subdivision No. 2, as recorded in Book 421, page 51, of the Register's Office of Davidson County, Tennessee, described according to a plat thereof, made May 8, 1924, by W. B. Southgate but not recorded, as follows:

Beginning in the center of Tyne Boulevard, at a point 500 feet easterly from the center of Belle Meade Boulevard; thence along the center of Tyne Boulevard, South 57° east 400 feet; thence south 33° west 273 feet 6 inches more or less, to the center of Richland Creek; thence down the center of said creek with its meanders to a point, which is south 33° west 435 feet, more or less, from the beginning point; and is the southeast corner of Lot 2 on said plat; thence north 22° east 435 feet, more or less, to the beginning.

EXECPTING AND EXCLUDING from the aforedescribed property, the easterly 12 feet of the west half of Lot 4, Block "D", on the Map of Belle Meade Subdivision No. 2 as recorded in Book 421, page 51, of the Register's Office of Davidson County, Tennessee, preciously conveyed by O. H. Ingram and wife, to Erskine B. Ingram and wife by deed of record in Book 996, page 591, in said Register's Office, reference to which is made for a more specific description of said excluded strip of land.

Being the same property conveyed to Candice W. Ledbetter by Warranty Deed of record in Instrument No. 20080104-0000929, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Jun 20, 2023 (date of document).

Affiant Signature

06/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

