QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P.C.; 2021 Richard Jones Road, Suite 220; Nashville, TN 37215
(Prepared Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Given)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2023.

NOTARY PUBLIC

COMMISSION EXPIRES:

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES NOV. 2, 2024

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 1020671 DEEDQC
06/29/2023 11:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230629-0049726

Name and Address of New Owner	Name and Address of Persons or Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Tom Peters and Kathy Peters 915 Gale Lane Nashville, TN 37204	Same as Owner	118 06 0 054.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, including, without limitation, our love and affection for each other, we, **TOM PETERS and KATHY PETERS, husband and wife** (hereinafter "Grantor") for purpose of dissolving a tenancy in common between us and establishing a tenancy by the entireties, do hereby convey, remise, release and quitclaim unto **TOM PETERS and KATHY PETERS, husband and wife, as tenants by the entireties** (hereinafter "Grantee"), and their heirs, successors and assigns, all of our right, title and interest in and to the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of a subdivision of the Vaulx Land, not of record and described according to a survey made by ZJ Wilkinson, Surveyor on November 14, 1931 and part of 6-B of Battlefield Estates, Section I of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Gale Avenue 478.5 feet easterly from F A Washington northeast corner, thence eastwardly with the southerly margin of said Avenue 87.9 feet; thence southwardly with the line between Lots Nos. 6 and 7 in said plan. 501.4 feet to the northerly margin of the right of way of the T C Railroad; thence westwardly with the same 88.5 feet, thence northwardly with the line between Lots Nos. 5 and 6 in said plan 489 feet to the beginning.

Included in the above description but specifically excluded from this conveyance is that property taken by final consent Judgment to the Department of Highway, State of Tennessee of record in Book 5019, page 607, Register's Office for Davidson County, Tennessee.

Being part of Lot 6-B on the map of Battlefield Estates as of record in Book 843, pages 96 and 97, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of the Tennessee Central Railroad right of way said point being the common corner of Lots 6-B and 7- B on said map; thence with said margin westwardly 88.5 feet to the southeast corner of Lot No. 5; thence with the easterly boundary of Lot No. 5 109 feet to a point thence North 85 degrees 15 min. East 88.1 feet to the westerly boundary of Lot 7-B; thence with said boundary South 9 deg. 30 min. East 115 feet to the point of beginning and containing 0.225 acres.

Being the same property conveyed by Tom Peters and Kathy Peters, husband and wife, to Tom Peters and Kathy Peters, as tenants in common, by Quitclaim Deed dated April 21, 2015 and recorded April 27, 2015 in Instrument No. 20150427-0037611 in the Register's Office for Davidson County, Tennessee, and previously conveyed to the said Tom Peters and Kathy Peters, husband and wife by Warranty Deed from Wesley Ware and Amy Ware, dated October 17, 2011 recorded in Instrument No. 20111101-0084876, Register's Office of Davidson County, Tennessee.

This is improved property known as 915 Gale Lane, Nashville, TN 37204.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Tom Peters, Grantor

Kathy Peters, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Peters and Kathy Peters, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, and further upon oath acknowledged that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2023.

Commission Expires: 7/3/23

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 29th day of June, 2023.

June 29, 2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 29th day of June, 2023.

Commission Expires: September 2, 2024

Notary Public

ANTHONY M. GRECO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES SEPT. 2, 2024