Karen Johnson Davidson County
Batch# 1033885 DEEDWARR
08/02/2023 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230802-0059795

MAIL TAX NOTICES TO
NEW OWNER(S)AT: Andrew P. Charlton and wife, Cindy S. Charlton
2914 McGavock Pike
Nashville, TN 37214

Map & Parcel No. 07308002900

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.; Attorneys 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, **Andrew P. Charlton, Grantor,** do hereby transfer and convey unto **Andrew P. Charlton and Cindy S. Charlton, husband and wife,** 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, being the southerly 75 feet of Lot No. 38 and the northerly 75 feet of Lot No. 37 on the Plan of Sunset View, not of record.

Beginning at a point in the easterly margin of McGavock Pike at a point 25 feet southerly of the common corner of Lot No. 38 and 39; thence easterly along the line parallel to the line between said lots, 363 feet, more or less, to a point on the top of bluff; thence southerly along the rear line of lots Nos. 38 and 37, 150 feet to a point, 25 feet northerly of the common corner of lots Nos. 36 and 37; thence westerly along the line parallel to the dividing line between said lots, 348 feet more or less, to a point in the easterly margin of McGavock Pike; thence northerly with said pike, 150 feet to the point of beginning.

Being the same property conveyed to Andrew P. Charlton and wife, Cindy S. Charlton, by Warranty Deed dated November 10, 1998, from Eugene N. Farley and wife, Dorothy K. Farley, of record in Book 11201, Page 803, Register's Office for Davidson County, Tennessee. The said Cindy S. Charlton conveyed her interest in said property to Andrew P. Charlton by Quitclaim Deed recorded November 12, 1998, of record in Book 11201, Page 816, said Register's Office.

This is property with a common address of 2914 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate unto the said Andrew P. Charlton and Cindy S. Charlton, husband and wife, their heirs and assigns, forever, so that title shall be vested as tenants by the entirety in Andrew P. Charlton and Cindy S. Charlton, husband and wife, 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 2nd day of August 2023.

Andrew P. Charlton

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 Andrew P. Charlton, 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 2nd day of August 2023.

NOTARY PUBLIC
My commission expires:

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

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that there was NO CASH CONSIDERATION given for this transfer.

Andrew P. Charlton, AFFIANT

SWORN to and subscribed before me, this the 2nd day of August 2023.

NOTARY PUBLIC
My commission expires:

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

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 **August 2, 2023** (date of document).

Cindy S. Smith, Affiant

08/02/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 2nd day of August, 2023.

Notary

MY COMMISSION EXPIRES:

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