Karen Johnson Davidson County
Batch# 1045094 DEEDQC
09/01/2023 08:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230901-0068552

THIS INSTRUMENT PREPARED BY:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map and Parcel
Frank Graves & Beth Graves 1903 Beechwood Avenue Nashville, TN 37212	Same	104-16-0-239.00 Davidson County

QUITCLAIM DEED TO ESTABLISH TENANCY BY THE ENTIRETY

WHEREAS, Frank Graves acquired the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, Frank Graves now desires to create a tenancy by the entirety on the Property with his wife, Beth Graves.

NOW THEREFOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and in order to create a tenancy by the entirety, FRANK GRAVES by these presents does hereby quitclaim and convey unto himself, FRANK GRAVES and his wife, BETH GRAVES, as tenants by the entirety, their heirs and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A hereto.

This is improved property known as 1903 Beechwood Avenue, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

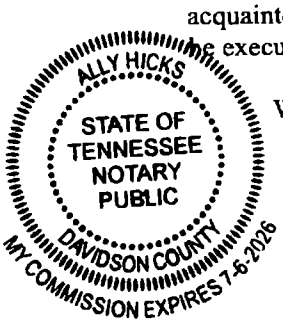
The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of August, 2023.

FRANK GRAVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, FRANK GRAVES, the within named bargainor, 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, at office, this 30th day of August, 2023.

Notary Public
My Commission Expires: 7-6-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 30th day of August, 2023.

Notary Public
My Commission Expires: 7-6-26

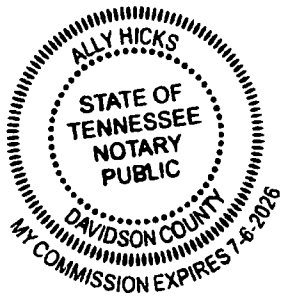


EXHIBIT A

Being the westerly one-half of Lot 223, as shown on the map entitled Belmont Land Company's Plan of lots, called "Belmont Heights," of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot 223 fronts 50 feet on the southerly side of Beechwood Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Frank Graves, an unmarried man, by Warranty Deed from Howard Joseph Doherty, III and Angela Marie Doherty, as Co-Trustees of the Howard J. & Angela M. Doherty Revocable Family Trust, dated January 28, 2022, of record in Book 20230329, Page 0022882, Register's Office, Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 30, 2023.

Date: August 31, 2023

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On August 31, 2023, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24