THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1060035 DEEDQC
10/12/2023 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231012-0080054

Recorder and Assessor Please Note: Please index and show ownership *in the Grantor and Grantee together* as set out below, as this deed is for the purpose of creating a Tenancy by the Entirety in and to the Grantor and Grantee together, who are a married couple, regarding the property set out herein, which was previously vested in the Grantor only.

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

(To create a Tenancy by The Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Catherine E. Wilt and David Dingess 9 Lynwood Lane Nashville, TN 37205	Owners	116-07-0-089.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Catherine E. Wilt,**, hereinafter called the Grantor, do hereby Quitclaim unto **David Dingess**, hereinafter called the Grantee, my spouse, such right, title, and interest as will now create in this Grantor and Grantee together a Tenancy by the Entirety as a married couple in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot(s) 1, as shown on the map entitled Resubdivision of Lots No. 3 thru 10, Royal Oaks**, of record in Book 3700, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TOBY S. WILT, JR. AND CATHERINE E. WILT, HUSBAND AND WIFE, by deed from ROBERT A. MILTON AND ELIZABETH MILTON, HUSBAND AND WIFE, of record as Instrument No. 20181219-0123275, dated December 18, 2018, said Register's Office. TOBY S. WILT, JR., MARRIED, conveyed his interest in said property to CATHERINE E. WILT, MARRIED, by Quitclaim Deed of record as Instrument No. 20200520-0052481, dated May 13, 2020, said Register's Office. TOBY S. WILT, JR. AND CATHERINE E. WILT are now divorced. Catherine E. Wilt is now married to David Dingess.

This is property commonly known as 9 Lynwood Lane, Nashville, TN 37205.

Witness my hand, this 29 day of September, **2023**:

Catherine E. Wilt

STATE OF TENNESSEE

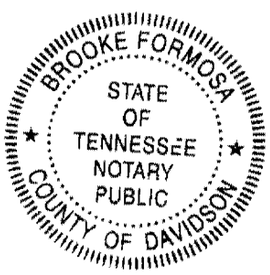
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine E. Wilt ,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of September, **2023**:

Brooke Formosa
Notary Public

My Commission Expires: 7-6-26



Certificate of Authenticity

I, Allison Turee, 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 9/29/2023

Date

Affiant Signature

10/11/2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11 day of October, 2023.

Notary's Signature

My Commission Expires: 7-6-26

Date

Notary's Seal (if on paper)

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON