Karen Johnson Davidson County
Batch# 1154127 DEEDQC
07/03/2024 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240703-0050383

REGISTER'S USE ONLY:

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

Benjamin Giles
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21st DAY OF June, 2024.

SEAL

Laura Elizabeth Mathis
NOTARY PUBLIC
COMMISSION EXPIRES: 3-28-26

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Benjamin S. Giles, III
Rhonda S. Giles
2609 Taigans Court
Nashville, TN 37218

NEW OWNER:
Benjamin S. Giles, III
Rhonda S. Giles
2609 Taigans Court
Nashville, TN 37218

DEED CREATING A TENANCY BY THE ENTIRETY

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 21st day of June, 2024 between RHONDA S. GILES FORMERLY KNOWN AS RHONDA S. HARDEMAN (hereinafter referred to as "GRANTOR") and BENJAMIN S. GILES, III AND RHONDA S. GILES FORMERLY KNOWN AS RHONDA S. HARDEMAN, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Taigan's Court of record in Book 6900, page 710, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rhonda S. Hardeman from Earl Oubre and Victor Davidson by Warranty Deed dated September 11, 1996 and recorded on September 12, 1996, in Book 10189, Page 560, in the Register's Office of Davidson County, Tennessee.

TAX PARCEL # 070 06 0 077.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 2609 Taigans Court, Nashville, TN 37218.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

It is the sole purpose of this instrument to create an estate by the entireties in and to the interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

RHONDA S. GILES
FORMERLY KNOWN AS RHONDA S. HARDEMAN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RHONDA S. GILES FORMERLY KNOWN AS RHONDA S. HARDEMAN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 21st day of June, 2024.

SEAL

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3-28-26

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 June 21, 2024

Affiant Signature

July 3, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 3rd day of July, 2024.

Notary Public
My Commission Expires:

