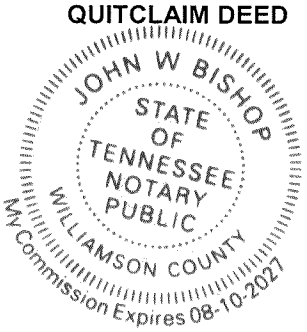
QUITCLAIM DEED  	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2024. Notary Public Date of Expiration:

THIS INSTRUMENT WAS PREPARED BY (and return to):

CARNEY TITLE, LLC
400 Overbeck Lane, STE 101
Nashville, TN 37204

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
David Matthew Duckworth and Suzanne Shows Duckworth	**NEW OWNER**	**091-10-0Q-001.00**
(NAME)	(NAME)	
5502A Urbandale Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1164619 DEEDQC
07/31/2024 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058064

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **David Matthew Duckworth and Suzanne Shows Duckworth**, ("Grantor") do hereby quitclaim unto **David Matthew Duckworth and Suzanne Shows Duckworth, husband and wife, as tenants by the entirety** ("Grantee")

their successors and assigns, any and all interest that we have in that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Unit No. A on the Plan of 5502 Urbandale Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20170911-0092744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David Matthew Duckworth and Suzanne Shows Duckworth by a Warranty Deed from Lindsay McCrory, an unmarried woman, of record as Instrument No. 20200707-0072583, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed clarifies the ambiguity regarding the vesting of the subject property within the said Deed of record as Instrument No. 20200707-0072583, whereby the preparer of the said Deed did not expressly state that the said David Matthew Duckworth and Suzanne Shows Duckworth intend to hold title to the subject property as tenants by the entirety.

BEING improved property commonly known as **5502A Urbandale Ave., Nashville, TN 37209**.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

Witness our hands this the 31 day of July, 2024.

David Matthew Duckworth

Suzanne Shows Duckworth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, David Matthew Duckworth and Suzanne Shows Duckworth, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of July, 2024.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, John W. Bishop, 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 this the 31 day of July, 2024.

Affiant Signature
Date 7/31/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026