REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch # 1179379 DEEDQC
09/10/2024 08:14:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240910-0069452

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.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF August, 2024.

TYLER DEAN WORDEN SEAL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 9-26-2027

NOTARY PUBLIC
COMMISSION EXPIRES: 9/26/27

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
James C. Blakely and Jason R. Saad
3936 Lake Parkway
Hermitage, TN 37076

NEW OWNER:
James C. Blakely and Jason R. Saad
3936 Lake Parkway
Hermitage, TN 37076

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 20 day of AUGUST, 2024 between JAMES C. BLAKELY (hereinafter referred to as "GRANTOR") and JAMES C. BLAKELY AND JASON R. SAAD, a married couple (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 Grantor and Grantee, an interest as tenants by the entirety, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 38, on the plan of Section One, Lake Park, of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James C. Blakely, an unmarried man, from James Brian Macintyre, a single man, by Warranty Deed dated February 10, 2017 and recorded on February 14, 2017, in Instrument No. 20170214-0015256, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 097 08 0 012.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3936 Lake Parkway, Hermitage, TN 37076.

In the event of a discrepancy between the property address 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.

JAMES C. BLAKELY

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JAMES C. BLAKELY, 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 20th day of August, 2024.

SEAL

TYLER DEAN WORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 9-26-2027

NOTARY PUBLIC
COMMISSION EXPIRES: 9/26/2027