This instrument prepared by:
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Karen Johnson Davidson County
Batch# 1187529 DEEDQC
09/27/2024 04:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240927-0075233

New owner/Send tax bills to:
William T. Caruthers and Rebecca L. Caruthers
6013 Cortez Court
Nashville, Tennessee 37076

Tax ID:
Ctrl Map: 086.02
Group:
Parcel: 37.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this instrument shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

TENANCY BY THE ENTIRETIES DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to Tenn. Code Ann. § 66-1-109, I, **William T. Caruthers**, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **William T. Caruthers and wife, Rebecca L. Caruthers**, their heirs and assigns, all right, title and interest in and to the following described property to-wit:

> BEING Lot No. 87 on the Plan of Dodson Heights, of record in Book 2900, page 113, Register's Office for said County.
>
> Said Lot No. 87 fronts 62.9 feet on the northerly side of Cortez Court and runs back 147.1 feet on the westerly line and 155 feet on the easterly line to a dead line in the rear on which it measures 68.7 feet.
>
> Being the same property conveyed to William T. Caruthers by Executor's Quitclaim Deed of record in Instrument No. 202409270075232 Register's Office of Davidson County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging to **William**

T. Caruthers and wife, Rebecca L. Caruthers, their heirs and assigns, forever.

The Grantor covenants that he is lawfully seized and possessed of said property, has good title to and the right to convey said property, and will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

The purpose of this transaction is to, and it is the express intent and desire of the Grantor pursuant to Tenn. Code Ann. § 66-1-109 to convert his entire interest in the above-described property which was heretofore owned individually by the Grantor into an estate by the entireties with **Rebecca L. Caruthers**.

[Signature page to follow]

WITNESS my hand on this the 17th day of September 2024.

William T. Caruthers

William T. Caruthers

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **William T. Caruthers**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of September 2024.

Elizabeth Gracyalny

NOTARY PUBLIC
My commission expires: 12-29-2026

ELIZABETH GRACYALNY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

This transfer of an interest in real estate is exempt from the transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) in that the purpose of the conveyance is to create a tenancy by the entirety.

AFFIANT

Subscribed and sworn to before me this the 17th day of September 2024.

Elizabeth Gracyalny

NOTARY PUBLIC
My Commission Expires: 12-29-2026

ELIZABETH GRACYALNY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Quincy Salam, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 September 17, 2024.

Quincy Salam Date: 9/27/2024

Quincy Salam

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn and subscribed before me this 27th day of September 2024.

Elizabeth Gracyalny
NOTARY PUBLIC
My commission expires: 12-29-2026

ELIZABETH GRACYALNY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY