Karen Johnson Davidson County
Batch # 1197062 DEEDQC
10/23/2024 10:46:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241023-0082350

THIS INSTRUMENT PREPARED BY: **Riley & Jacobson, PLC (SAR)** **1906 West End Avenue** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) This is a transfer to create a tenancy by the entireties and is exempt from transfer tax pursuant to Tenn. Code Ann. Section 67-4-409(a)(3)(A)(i).

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Steven A. Riley Laura Trickett Riley 400 Royal Oaks Drive Nashville, TN 37205	Steven A. Riley Laura Trickett Riley 400 Royal Oaks Drive Nashville, TN 37205	116 110 113.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Steven A. Riley,** ("Grantor"), for the purpose of creating a tenancy by the entireties with his wife, does hereby release, remise, quitclaim and give unto **Laura T. Riley** ("Grantee"), an undivided interest in and to all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots No. 1 and 2, Royal Oaks Subdivision, as of record in Instrument No. 200205280064301, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Steven A. Riley by deed from Brannon Atkinson and wife Amy Adkinson-Atkinson of record in Instrument No. 20060604-0067484, Registers office for Davidson County, Tennessee, dated May 30, 2002. And being the same property conveyed to Steven A. Riley by deed from Sue G. Atkinson of record in Book 8188, page 702, Register office for Davidson County, Tennessee, dated August 21, 1990. And further being the same property conveyed to Steven A. Riley by deed from Margaret Norvell Ward of record in Book 8112, page 400, Registers office for Davidson County, Tennessee, dated May 30, 2002 and all rights and interest obtained to portion of Royal Oaks Drive as a result of the closure of a part of that right of way pursuant to Ordinance No. 1990-7, City of Belle Meade.

The intent of the Grantor herein is to create a tenancy by the entireties with the Grantee pursuant to Tenn. Code Ann. §66-1-109.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 400 Royal Oaks Drive, Nashville, Tennessee 37205.

WITNESS my hand this 18th day of October, 2024.

Steven A. Riley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steven A. Riley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of October 2024.

Dorothy Gilby
Notary Public

DOROTHY GILBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/2028