THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT6740-01

Karen Johnson Davidson County
Batch # 1197707 DEEDWARR
10/24/2024 02:41:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241024-0082812

Based on the information provided by the parties; No title search was requested or performed.

DEED CREATING TENANCY BY THE ENTIRETY

Pursuant to Section 66-1-109, Tennessee Code Annotated, and for and in consideration of the love and affection I have for my wife, the said MARY KATHERINE DICK, I, JAMES DAVID DICK, II, has bargained and sold, and by these presents do transfer and convey to MARY KATHERINE DICK, a sufficient interest in the hereinafter described property to create an estate by the entireties in us.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 11 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office of Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to James D. Dick, unmarried, by deed from York Construction, LLC, a limited liability company, dated August 16, 2002, of record in Instrument No. 20020821-0101293, in the Register's Office of Davidson County, Tennessee. Also being the same property devised to James David Dick, II by the Last Will and Testament of James David Dick, deceased. Said Will was filed for Probate in the Probate Court for Davidson County, Tennessee, in Case No. 13P-1268.

This is improved property known as 2120 Lebanon Road, Unit #11, Nashville, TN 37210.

It is the express intention of the Grantor, JAMES DAVID DICK, II, by this instrument to create an estate by the entireties with his wife, MARY KATHERINE DICK, in and to the entire estate in the above described property previously held by him.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES DAVID DICK, II and wife, MARY KATHERINE DICK, as tenants by the entireties, their heirs and assigns, forever. And I do covenant with the said MARY KATHERINE DICK, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and forever defend the interest in said land hereby conveyed to the said MARY KATHERINE DICK, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 10th day of ~~January,~~ March 2023.

JAMES DAVID DICK, II

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JAMES DAVID DICK, II, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 10th day of ~~January~~ March, 2023.

MELISSA MORGAN
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

NOTARY PUBLIC

My Commission Expires: [illegible]

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
JAMES DAVID DICK and wife, MARY KATHERINE DICK
1662 HORSE BRANCH ROAD
CENTERVILLE, TN
37033

Map & Parcel
095 05 0B 011.00