Karen Johnson Davidson County
Batch# 1228487 DEEDQC
01/21/2025 11:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250121-0004430

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF Jan., 2025.

⇒ Kara Krantz
NOTARY PUBLIC

My Commission expires: 2-5-2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25010014

Address of New Owner	Send Tax Bills To:	Tax Information:
Paula Givens and Tracy Givens 646 Devon Drive Nashville, TN 37220	Same	119-14-0A-094.00 CO

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 16th day of January, 2025, pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety between the parties.

WITNESSETH:

For good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paula Givens**, Grantor, herein does hereby acknowledged, convey, remise, release and forever quitclaim unto my husband, **Tracy Givens**, his heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being Unit No. 94, Building F, on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements as set forth in Exhibit "C" of the Master Deed establishing Kingswood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paula Givens by Warranty Deed from Carolyn Strickland Stewart dated 08/21/2015 and recorded on 08/25/2015 in Instrument No. 20150825-0086054, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
2929 Selena Drive, Unit 94, Nashville, TN 37211

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

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Paula Givens and husband, Tracy Givens**, so that the entire property, upon the death of either, will pass to the other.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Paula Givens** has caused this instrument to be executed, this the 16th day of January, 2025.

X Paula Givens
Paula Givens

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula Givens**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 16th day of January, 2025.

⇒ Eddie R. Wood
NOTARY PUBLIC
My Commission expires: 11-28-26

EDDIE R. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 1/16/2025 (date of document).

L. Broner McCoy
Date: 1/21/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 21st day of Jan., 2025.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY