THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF SHANNON WALKER, PLLC
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(615) 281-0121

Karen Johnson
Batch # 1252577
03/27/2025 11:34:23 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250327-0023009

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(i)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Bess Dunn and Barry DeWitt Havens 1607 Burton Avenue Nashville, TN 37215	Same	117 15 0 121.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and for the express purpose of creating a tenancy by the entirety,

We, MARY BESS DUNN and BARRY DEWITT HAVENS

by these presents do hereby remise, release, and forever quitclaim unto

MARY BESS DUNN and husband, BARRY DEWITT HAVENS,

their heirs and assigns, all of our right, title and interest in and to a certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 54 on the Plan of Section 1, Green Hills, a revised plan of David Lipscomb College Property, of record in Plat Book 547 at page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from LARRY J. HASTY and wife, CATHERINE Q. HASTY, to MARY BESS DUNN and BARRY DEWITT HAVENS, both unmarried, dated September 23, 1988, of record in Book 7663, Pages 820-821, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1607 Burton Avenue, Nashville, TN 37215.

This description is prepared from information furnished to the preparer without the benefit of a title examination; and, no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

It is the express intention of MARY BESS DUNN and BARRY DEWITT HAVENS to create an estate by the entireties, in and to the entire interest previously held by them in the above described real property in accordance with the provisions of T.C.A. §66-1-109.

This instrument and the interest hereby released and quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25 day of March 2025.

Mary Bess Dunn
MARY BESS DUNN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY BESS DUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of March 2025.

Sheryl Lynch
Notary Public

My Commission Expires: 1/4/27

SHERYL LYNCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

WITNESS my hand this 25 day of March 2025.

Barry DeWitt Havens
BARRY DEWITT HAVENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BARRY DEWITT HAVENS the within named bargainor, 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, at office, this 25th day of March 2025.

Sheryl Lynch
Notary Public

My Commission Expires: 1/4/27

