Karen Johnson
Batch # 1314704
08/26/2025 09 55 20 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250826-0068112

This instrument prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Suite 220
Franklin, TN 37064-3982

Exempt from recordation tax pursuant to T.C.A. §67-4-409(a)(C)(i)

This Instrument was prepared by information provided by the parties with no title examination being made, and the parties hereto hold DLO Title, LLC, its members, employees, attorneys, and assigns harmless from any and all liability in connection herewith.

Address of New Owner:	Send Tax Bill to:	Map-Parcel:
David Avent Howe, Sr., Airin A. Kemp 40 Abingdon Court Brentwood, TN 37027	SAME	160-11A-004.00CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **David Avent Howe, Sr.,** (GRANTOR), for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, forever quitclaim unto **David Avent Howe, Sr., and wife, Airin A. Kemp as tenants by the entirety** (GRANTEE), their heirs and assigns, such of my right, title and interest as will create a tenancy by the entirety in and to the following described parcel of land located in **DAVIDSON** County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hemmingwood, Phase I, of record in Plat Book 6900, page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David Avent Howe, Sr., a single man, by Warranty deed from Jean W. Latvala and Eino K. Latvala, wife and husband, of record in Instrument No. 20141021-0096965, Register's Office for Davidson County, Tennessee.

Subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **40 Abingdon Court, Brentwood, TN 37027.**

This conveyance is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating or dissolving a tenancy by the entirety by the conveyance from (a) one spouse to the other; (b) one spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse; (c) one spouse or both

spouses to a trustee and the immediate reconveyance by the trustee in the same instrument as tenants in common, tenants in common with right of survivorship, joint tenants, or joint tenants with right of survivorship.

WITNESS my hand this 18th day of August, 2025.

David Avent Howe, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared David Avent Howe, Sr., the within-named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, this the 18th day of August, 2025.

Notary Public
My Commission Expires: 7/7/2026

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY