REGISTER'S USE ONLY:	OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 Exempt Transfer Pursuant to TCA 67-4-409
Karen Johnson Davidson County Batch # 1353612 DEEDQC 12/04/2025 08 30 11 AM 3 pgs Fees $17 00 Taxes $0 00 20251204-0096192	AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF November, 2025 NOTARY PUBLIC COMMISSION EXPIRES

BRIAN LEWIS STATE OF TENNESSEE NOTARY PUBLIC SEAL COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
Foundation Title & Escrow 277 Mallory Station Rd , Suite 102 Franklin, TN 37067	Same as Owner	Dorothy Daniel Benjamin Deberry 2308 Demarius Drive Nashville, TN 37216

DEED CREATING A TENANCY BY THE ENTIRETY

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 10th day of November, 2025 between DOROTHY DANIEL (hereinafter referred to as "GRANTOR") and DOROTHY DANIEL AND BENJAMIN DEBERRY, WIFE AND HUSBAND, as tenants by the entirety(hereinafter referred to as "GRANTEE")

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Certain tract or parcel of lane in Davidson County, State of Tennessee, described as follows, to wit.

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Addition No. 3 to Riverwood Heights Subdivision, of record in Book 2083, Page 16, Register's Office for said county, to which reference is hereby made for a more complete description

Being the same property conveyed to Dorothy Daniel, married from Marilyn Jane Kummer, unmarried by Warranty Deed dated September 30, 2008 and recorded on October 1, 2008 of record as instrument No 20081001-0099890, in the Davidson County, Tennessee Register of Deeds Office

TAX PARCEL # 73-5-153 00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of 2308 Demarius Drive, Nashville, TN 37216. In the event of a discrepancy between the property address and the legal description, the legal description shall control

The above-described property is the same property contained in the prior deed and no new survey is available.

The express purpose of this instrument is to create a joint tenancy with rights of survivorship (and not a tenancy in common) between Grantor and Grantee Trustee for the express purpose of carrying out the intent of this transfer, as above set out, does hereby remise, release and forever quitclaim unto Grantee, as joint tenants with rights of survivorship (and not as tenants in common), their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

[SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

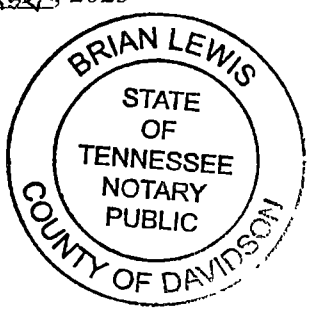
Dorothy Daniel

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Dorothy Daniel, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 10th day of November, 2025

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES 7/2/2029