THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20120042828 DEEDQC
Recvd: 06/11/12 11:09 2 pgs
Fees:12.00 Taxes:0.00
20120611-0050757

QUITCLAIM DEED

Address Grantees/New Owner(s)	Send Tax Bills To	Map-Parcel
Josh Jay Landry and wife, Sylvia A. Landry 116 Depot Street Goodlettsville, Tennessee 37072	Same	19-13-10

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Josh Jay Landry** ("Grantor") does hereby quitclaim and convey unto **Josh Jay Landry and wife, Sylvia A. Landry**, as tenants by the entirety (collectively "Grantees"), and their heirs and representatives, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and all improvements and fixtures located thereon and all easements, privileges and appurtenances thereunto ("Property") more particularly described as follows:

> Land in Davidson County, Tennessee, Being the Southerly part of Lot No. 6 on the Map of James N. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 65 feet on the Northerly side of Reed or Depot Street and runs back between parallel lines along the Easterly margin of Bass Avenue, 118.2 feet to a dead line.

Being the same property conveyed to Josh Jay Landry, a single man, by warranty deed of record from Bernice Cartwright, of record in Instrument No. 20090422-0036339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters of record, including restrictions of record and to real property taxes for the current year and all subsequent years.

This is improved property known as 116 Depot Street, Goodlettsville, Tennessee 37072. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said Property is conveyed subject to such rights, interests, easements, limitations, restrictions, encumbrances and other matters as may affect the Property. The legal description is drawn from recorded documents and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

Grantor does state that at the time of this conveyance that he is married, he owns the Property in his own name, and his intention by this conveyance is to create an estate by the entireties in and to the entire interest in the Property with his wife pursuant to Tennessee Code Annotated section 66-1-109.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of June, 2012.

GRANTOR:

JOSH JAY LANDRY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 8th day of June, 2012.

Notary Public

My Commission Expires:

KEITH C. DENNEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 18, 2012

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Josh Jay Landry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: _____

KEITH C. DENNEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 18, 2012