BILL GARRETT, Davidson County
Trans:T20130083751 DEEDWARR
Recvd: 09/27/13 11:07 3 pgs
Fees:17.00 Taxes:0.00
20130927-0101768

This instrument prepared by
Katerina V. Moore, Attorney at Law
98 East Main Street, P.O. Box 583
Linden, TN 37096

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

DEED CREATING TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, DONNA E. JOHNSON, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto RONALD W. JOHNSON, my husband, all the right, title, claim and interest which is necessary and proper for me to convey in order to create tenancy by the entirety in him and me in and unto the following-described real property situated in the ____ (___) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being land in Davidson County, Tennessee, and in particular, Lot No. 18 on the Plan of Melrose Heights Subdivision, Section 2, as of record in Plan Book 1835, page 97, Register's Office for Davidson, County, Tennessee.

Said Lot No. 18 fronts 71.5 feet on the southerly side of Camden Drive and runs back between parallel lines 175 feet to a line as shown in said survey.

Being a part of the land conveyed to Kelly Improvement Co., Inc., a corporation, by Harry J. Kelly and wife, Mabel D. Kelly, of record in Book 2024, page 17, Register's Office for Davidson County, Tennessee.

Being same property deeded to McClelland Lemmons and wife, Annie Lee Lemmons, by deed from Robert Harrison Deason and wife, Sarah L. Deason, as of record in Book 2804, page 563, Register's Office for Davidson County, Tennessee. By Final Decree entered in the Fourth Circuit Court of Davidson County, Tennessee, NO. 66053, subject property was divested out of the said McClelland Lemmons and the fee title thereto was vested in said Annie Lee (White) Lemmons, as of record in Book 5631 at page 385, Register's Office for

Davidson County. Said Annie Lee (White) Lemmons died testate on October 22, 1983. Pursuant to the terms of her Last Will and Testament, said Annie Lee (White) Lemmons devised subject property to her daughter, Donna Johnson. For further source of title see Order of Muniment of Title Probate of Will of record in #_____ Book _____ at page _____, Register's Office for Davidson County, Tennessee.

#20130927-0101707

This is the same description as in the previous deed of record in Deed Book 5631 at page 385, RODCT.

This property is known as Map 118.04, Parcel 21.00 of record in the Tax Assessor's Office of Davidson County, Tennessee.

It is the intention of the grantor, by this instrument, to create tenancy by the entirety in and to the entire interest in the above-described property, previously held by the grantor by direct bequest to her as provided by T.C.A. 66-1-109.

TO HAVE AND TO HOLD unto the said RONALD W. JOHNSON, all such interest in said property as is necessary and property for a tenancy by the entirety ownership.

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION UPON INFORMATION PROVIDED BY THE GRANTOR.

Witness on this the 27th day of September, 2013.

Donna E. Johnson

Donna E. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katerina V. Moore,
(Notary Public)
a Notary Public in and for the state and county aforesaid, the within-named Donna E. Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 27th day of September, 2013.

My commission expires 10/1/2014.

Katerina V. Moore
NOTARY PUBLIC

KATERINA V. MOORE STATE OF TENNESSEE NOTARY PUBLIC

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I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Donna E Johnson
AFFIANT

Subscribed and sworn to before me on this 27th day of September, 2013.

My commission expires 10/1/2014

Katerina V. Moore
NOTARY PUBLIC \ ~~REGISTER~~

KATERINA V. MOORE STATE OF TENNESSEE NOTARY PUBLIC

PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Donna E. Johnson and husband, Ronald W. Johnson

511 Camden Dr
Nashville, TN 37211

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above
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