Map and Parcel 104 16 0 214.00

This Instrument Prepared By:
Yost Robertson Nowak, PLLC
133 Holiday Court, Suite 208
Franklin, Tennessee 37067
(615) 790-9678

SEND TAX STATEMENTS TO:
NO CHANGE

BILL GARRETT, Davidson County
Trans:T20140091758 DEEDQC
Recvd: 12/08/14 14:55 2 pgs
Fees:12.00 Taxes:0.00
20141208-0112359

New Owner:
James P. Zerface and
Wendall L. Zerface
1712 Beechwood Avenue
Nashville, TN 37212

Mortgage Holder:
NONE

DEED TO DESTROY TENANCY BY THE ENTIRETY AND CREATE TENANCY IN COMMON

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, JAMES P. ZERFACE AND WIFE, WENDALL L. ZERFACE (ALSO KNOWN AS WENDY L. ZERFACE AND WENDALLA L. ZERFACE), do hereby sell, transfer and convey each to the other, an undivided one-half (1/2) interest for the purpose of destroying their existing tenancy by the entirety and to expressly create a tenancy in common in each spouse, with each spouse owning an undivided one-half (1/2) interest in the following described real estate located in Davidson County, Tennessee, to-wit:

Being the westerly one-half of Lot No. 206 and the easterly one-half of Lot No. 207 on the plan of Belmont Land Co.'s Plan of Lots called Belmont Heights, of record in Book 421, Page 34, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James P. Zerface and wife, Theresa A. Zerface, by Warranty Deed of Charley McCauley and Barbara L. Carroll, of record in Book 6612, Page 658, Register's Office of Davidson County, Tennessee. By Warranty Deed of record in Book 8441, Page 365, Register's Office of Davidson County, Tennessee, Theresa A. Lisella (formerly Theresa A. Zerface) conveyed said property to James P. Zerface and wife, Wendall L. Zerface. By General Warranty Deed of record in Book 10287, Page 204, Register's Office of Davidson County, Tennessee, James P. Zerface and wife, Wendall L. Zerface, conveyed said property to the James P. Zerface Revocable Trust dated October 9, 1996. By Quitclaim Deed of record at instrument No. 20030124-0010178, Register's Office of Davidson County, Tennessee, the James P. Zerface Revocable Trust Dated 10-9-96, conveyed all of its right title and interest in said property to James P. Zerface and wife, Wendall L. Zerface.

This is ( ) unimproved (x) improved property with an address of 1712 Beechwood Avenue, Nashville, TN 37212.

Each party hereto and their heirs and assigns forever to have and to hold an undivided one-half (1/2) interest in fee simple as tenants in common.

WITNESS our hands on this the 5th day of December, 2014.

James P. Zerface
JAMES P. ZERFACE

Wendall L. Zerface
WENDALL L. ZERFACE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of said County, JAMES P. ZERFACE AND WIFE, WENDALL L. ZERFACE, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of December, 2014.

Cynthia M. McCarville
NOTARY PUBLIC

My Commission Expires: 5-22-17

CYNTHIA M. McCARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

This conveyance destroying a tenancy by the entirety and creating a tenancy in common is exempt from the payment of the privilege tax under T.C.A. 67-4-409(A).

James P. Zerface
AFFIANT

Sworn to and subscribed before me this 5th day of December, 2014.

Cynthia M. McCarville
NOTARY PUBLIC

My Commission Expires: 5-22-17

CYNTHIA M. McCARVILLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY