This instrument was prepared by Carmack C. Shell of Marks, Shell & Maness, 233-A Dunbar Cave Road, Clarksville, TN 37043.

BILL GARRETT, Davidson County
Trans:T20150099371 DEEDWARR
Recvd: 11/23/15 10:24 2 pgs
Fees:12.00 Taxes:0.00
20151123-0118468

NAME & ADDRESS OF PROPERTY OWNER:
Mr. + Mrs. Russell Zavitson
608 Bedford Forest Court
Old Hickory, TN 37138

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
(Same as above)

RUSSELL ZAVITSON a/k/a RUSS ZAVITSON

TO: DEED TO CREATE AN ESTATE BY ENTIRETIES

RUSSELL ZAVITSON, ET UX

It being the GRANTOR'S intention to create an estate by the entireties in and to the hereinafter described real estate with his wife, DENISE ZAVTISON, pursuant to T.C.A. 66-1-109, GRANTOR, RUSSELL ZAVITSON a/k/a RUSS ZAVITSON, has this day bargained and sold, and does hereby transfer and convey unto GRANTEES, RUSSELL ZAVITSON and wife, DENISE ZAVITSON, as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, to-wit:

Property situated in Davidson County, Tennessee and having Map and Parcel No. 104-10-0-246.00, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lot Nos. 172, 178 and the southeasterly 60 feet of Lot No. 171 on the Map of Dr. R. W. Grizzard, not of record, which Resubdivision is of record in Plat Book 4885, Page 42 (vacating Book 4885, Page 34 and erroneously referenced in prior documents), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description, but hereby excluded from the above being that portion of the property conveyed to the State of Tennessee, of record in Book 5996, Page 101, of said Register's Office.

This is the same property which was conveyed to Russell Zavitson, a 25% interest, Debbie D. Zavitson, a 25% interest, and Steve Dukes and Aimee Dukes, husband and wife, a 50% interest by deeds of record in Instrument Nos. 20050401-0035758 and 20100802-0060350. Reference is further made to quitclaim deed of record in Instrument No. 20131209-0124941, wherein Debbie D. Zavitson, now a single person, conveyed her 25% interest to Russ Zavitson. Reference is also made to deed of record in Instrument No. 20151123-0118467 wherein Steve Dukes a/k/a Steven Dukes and wife, Aimee Dukes conveyed their 50% interest in the property to Russell Zavitson.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said RUSSELL ZAVITSON and wife, DENISE ZAVITSON, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to the terms, conditions and matters as shown on the aforementioned described plat of record, of the Register's Office for Davidson County, Tennessee, GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, that he has a good and lawful right to convey the same, that it is unencumbered, and he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed his name on this the _____ day of November, 2015.

RUSSELL ZAVITSON a/k/a RUSS ZAVITSON

GRANTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL ZAVITSON a/k/a RUSS ZAVITSON, the within named bargainor, with whom I am personally acquainted, (or proved to me as the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 20 day of November, 2015.

NOTARY PUBLIC

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10-17-18

This is a deed to create a tenancy by the entirety, and same is exempt from recordation tax as there is no consideration given for this conveyance. [TCA 67-4-409(a)(3)(A)].

RUSSELL ZAVITSON a/k/a RUSS ZAVITSON

GRANTOR