Davidson County DEEDQC
Recvd: 01/20/17 12:35 3 pgs
Fees:17.00 Taxes:0.00
20170120-0006555

This instrument prepared by:
Lee & Lee Attorneys at Law, P.C.
109 East Gay Street
Lebanon, Tennessee 37087

New Owner:
David P. Perkins
1708 Ridgmere Ct.
Hermitage, TN 37076

Send Tax Bill To:
Same

Map & Parcel:
086 03 0 065.00

IMPORTANT:
This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and Lee and Lee Attorneys at Law, P.C. shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel.

TENANCY BY THE ENTIRETIES DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to Tenn. Code Ann. § 66-1-109, I, **Teresa E. Perkins**, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **David P. Perkins and wife, Teresa E. Perkins**, their heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, and same being more particularly described as follows, to-wit:

> Being Lot No. 61, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938, and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Teresa Early by deed from Ronald D. Tucker and wife, Lisia A. Tucker, f/k/a Lisia A. Fertig, dated August 27, 1999 and of record in Book 11644, Page 757, Register's Office, Davidson County, Tennessee. Teresa E. Perkins and Teresa Early are one and the same person.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **David P. Perkins and wife, Teresa E. Perkins** their heirs and assigns, forever.

I COVENANT with the said grantee that I am lawfully seized and possessed of said property, that I have a good title and the right to convey it, and that the same is unencumbered, and I will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

It is the expressed desire of the Grantor herein pursuant to Tenn. Code Ann. § 66-1-109 to convert my entire interest in the above described property which Teresa E. Perkins has heretofore owned individually into an estate by the entireties with David P. Perkins, and it is the intent and purpose of this instrument pursuant to Tenn. Code Ann. § 66-1-109 to create an estate by the entireties by and between the parties of this instrument in and to the herein described property.

Witness my hand on this the 18 day of January, 2017.

Teresa E. Perkins
Teresa E. Perkins

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named bargainor, **Teresa E. Perkins**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 18th day of January 2017.

Sharon Atchley
NOTARY PUBLIC
My commission expires: 9-8-20

SHARON ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

This transfer of an interest in real estate is exempt from the transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) in that the purpose of the conveyance is to create a tenancy by the entirety.

AFFIANT

Sworn to and subscribed before me, this 18th day of January 2017.

Sharon Atchley
NOTARY PUBLIC
My commission expires: 9-8-20

SHARON ATCHLEY NOTARY PUBLIC STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20