THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Recorder and Assessor Please Note: Please index and show ownership in the Grantor and Grantee together as set out below, as this deed is for the purpose of creating a Tenancy by the Entirety in and to the Grantor and Grantee together, who are a married couple, regarding the property set out herein, which was previously vested in the Grantor only.

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

Karen Y Johnson Davidson County
Batch# 183586 **DEEDQC**
01/14/2019 11:47:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190114-0003587

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

QUITCLAIM DEED

(To create a Tenancy by The Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joel W. Hallman and Stephanie Bohlinger Hallman 6229 Eatons Creek Rd, Joelton, TN 37080	Same as Owners	021-00-0-039.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Joel W. Hallman**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Stephanie Bohlinger Hallman**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entirety in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Tract No. 4, as shown on survey of the Division of George E. Anderson's Farm George E. Anderson's Farm, not of record, in the 14th Civil District, described according to a survey made by Hickerson and Hickerson Engineers, dated February 6, 1961, as follows:

Beginning in the center of Eatons Creek road at an iron pin 300 feet, north 2 deg. 15' east of the north-easterly corner of the property conveyed to W.T. Johns, by deed of record in Book 2539, Page 275, Register's Office for Davidson County, Tennessee, and running thence north 87 deg West 471.4 feet to an iron pin; thence north 1 deg 15' east 100 feet to an iron pin; thence south 87 deg. East 473.2 feet in the center of Eaton's Creek Road; thence with the center of said road south 2 deg. 15' west 100 feet to the beginning, containing 1.03 acres, more or less, executive of the area contained in said roadway.

Being the same property conveyed to Joel W. Hallman by Warranty Deed from Donna Renee Swallows, Executrix of the The Estate of Hillard Day Roberts, filed on 12/05/2014, at Instrument No. 20141205-0111738, Davidson County Register of Deeds, as corrected by Scrivener's Affidavit recorded at Instrument No. 20170427-0041475, Davidson County Register of Deeds.

This is improved property known as 6229 Eatons Creek Rd, Joelton, TN 37080.

Witness my hand this 11 day of January, 2019:

Joel W. Hallman

Joel W. Hallman

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel W. Hallman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of January, 2019:

Notary Public

My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021