Karen Johnson Davidson County
Batch# 191526 DEEDWARR
02/04/2019 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190204-0010468

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

New Owner:
Send Tax Bill to:
Richard & Cathy Sue Dotson
2420 Lone Oak Road
Mt. Juliet, TN 37122

Map: 96-13
Group:
Parcel: 128.00

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, **Cathy Sue Dotson**, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Cathy Sue Dotson and husband, Richard Dotson**, 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. 21 on the Plan of Happy Acres, of record in Book 2331, Page 63, Register's Office for said County.

Said Lot no. 21 fronts 182.3 feet on the north side of Allen Road and runs back 190.4 feet on the east line and 195.2 feet on the west line to a dead line in the rear on which it measures 177 feet.

Subject to easements and restrictions of record.

Being the same property conveyed to J.D. Turner and wife, Martha Sue Turner, his wife by deed from Northwestern Mutual Life Insurance Company of record in Book 3975, Page 116, Register's Office of Davidson County, Tennessee. J.D. Turner predeceased Martha Sue Turner leaving her as surviving tenant by the entirety. Martha Sue Turner died testate on July 8,

2016 leaving Cathy Sue Dodson as her sole beneficiary and heir at law. See Affidavit of Heirship of record in Instrument No. 20170810-0082141, Register's Office of Davidson County, Tennessee.

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 **Cathy Sue Dotson and husband, Richard Dotson**, 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 interest in the above described property which **Cathy Sue Dotson** has heretofore owned individually into an estate by the entireties with **Richard Dotson**, 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 1 day of February, 2019.

Cathy Sue Dotson

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, **Cathy Sue Dotson**, 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 1 day of February, 2019.

Tawnya M. Buster
NOTARY PUBLIC
My commission expires: 9/7/21



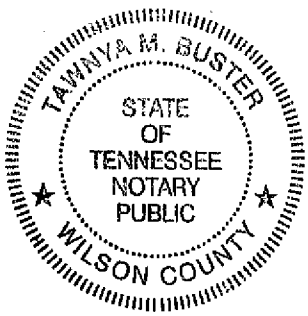
STATE OF TENNESSEE
COUNTY OF WILSON

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.

Kathy Mosi
AFFIANT

Sworn to and subscribed before me, this 1 day of February, 2019.

Tawnya M. Buster
NOTARY PUBLIC
My commission expires: 9/7/21



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

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY