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 Johnson Davidson County
Batch# 211978 **DEEDQC**
04/01/2019 10:11:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190401-0029046

[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#:
Shawn Cormier and Amanda Cormier 70 Elberta Street Nashville, TN 37210	Same as Owner	119-06-0-065.00

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, **Shawn Cormier**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Amanda Cormier**, 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 the Sixth Civil District of Davidson County, Tennessee being Lot No. 1 and the Easterly 1.71 feet of Lot No. 2 on the Plan of Sterling Subdivision, Section 1, and filed of record in Plat Book 1424, Page 97, being more particularly described to-wit:

Beginning at a point in the northerly margin of Elberta Street, 1.71 feet west of the corner of Lots No. 1 & 2; thence parallel to the line of said lots, 150 feet to a point; thence eastwardly 70 feet to a point in the westerly margin of Sterling Boone Drive; thence with said Drive southerly 130 feet to a point, being the beginning of a curve; thence westwardly around said curve 31.42 feet to a point in the northerly margin of Elberta Street; thence with said Street westwardly 50.0 feet to the point of beginning.

Being the same property conveyed to Shawn Cormier, unmarried, by deed from Aziz Ashurov of record in Instrument No. 20150806-0078608, filed on 08-06-15, the Register's Office for Davidson County, Tennessee.

This is improved property known as 70 Elberta Street, Nashville, TN 37210.

Witness my hand this 28th day of March, 2019:

Shawn Cormier

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shawn Cormier,** 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 28 day of March, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON