THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

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

Karen Johnson Davidson County
Batch# 214293 **DEEDQC**
04/05/2019 09:23:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190405-0031022

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).

[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 No.:
Thomas J. Crawford and Joanna Crawford Nashville, TN 37211	Same as Owners	147-01-0-079

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, **Thomas J. Crawford,**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Joanna Crawford**, hereinafter called the Grantee, my wife, such right, title, and interest as will now create in the Grantor and Grantee together a Tenancy by the Entirety as a married couple 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 Lot 351, SECTION THREE, CALDWELL HALL. as shown on plat of record in Plat Book 2900, Page 131, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas J. Crawford, unmarried, by Warranty Deed from David C. Binkley, married, of record on October 2, 2014, at Instrument No. 20141002-0091303, Davidson County Register of Deeds. Thomas J. Crawford and Joanna Crawford are now married to one another.

This is property commonly known as 312 Lynn Drive, Nashville, TN 37211.

Witness hand this 25th day of March, **2019**:

Thomas J. Crawford

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 **Thomas J. Crawford,** 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 25 day of MARCH, **2019**:

Notary Public

My Commission Expires: 5/31/22

WARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON