This Instrument Prepared By:
Judy A. Oxford
Attorney at Law
400 Sugartree Lane, Suite 520
Franklin, TN 37064
(615) 791-8511

Based on information provided by the parties

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map and Parcel No.:**
Eric G. Biren 3309 Tinney Place Nashville, TN 37217	Eric G. Biren 3309 Tinney Place Nashville, TN 37217	136-05-1-A-136.00CO

QUITCLAIM DEED
CREATING A TENANCY BY THE ENTIRETY

I, Eric G. Biren, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold and do hereby convey and forever quitclaim to my wife, Brandy Moore Biren, her heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said tract of land, same being described as follows:

> Being Lot 85, shown on The Enclave at BAYVIEW Estates (formerly known as Bayview Estates), Phase Five, of record in Instrument No. 20040325-0033733, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Eric G. Biren by warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20040902-0106566, Register's Office for Davidson County, Tennessee.

This conveyance is made for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Eric G. Biren and wife, Brandy Moore Biren, so that the entire property upon the death of one party named herein will pass to the survivor thereof.

This property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 3309 Tinney Place, Nashville, TN 37217.

IN WITNESS WHEREOF, I have hereunto set my hand on this 14th day of May, 2019.

Eric G. Biren

Karen Johnson Davidson County
Batch# 229867 DEEDQC
05/14/2019 01:14:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190514-0045356

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric G. Biren, the within named bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 11/3/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

* * * *

I hereby swear or affirm that this Deed was executed and delivered for the purpose of creating a tenancy by the entirety, and is therefore exempt from any transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(A), and that the actual consideration for this transfer is $0.00.

Eric G. Biren

Sworn to and subscribed before me this 14th day of May, 2019.

NOTARY PUBLIC
My Commission Expires: 11/3/2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY