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# 287470 DEEDQC
09/18/2019 10:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190918-0094667

**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**: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection or research was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The parties must review the document(s) and rely on the counsel of their attorneys or other professional advisors regarding such matters. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms and their review and approval of the document(s) as drafted.

# QUITCLAIM DEED

(To create a Tenancy by The Entirety)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Andrea Cornejo and<br>Jonathan Romeo Cornejo Barrera<br>3033 High Rigger Drive<br>Nashville, TN 37217 | Owner | 150-02-0-298.00 |

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, **Andrea Cornejo**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Jonathan Romeo Cornejo Barrera**, hereinafter called the Grantee, my husband, his 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 **Lot No. 119**, on the Plan of Harbor Gate Subdivision, revised, Section Two, as shown on Plat Book 6250, Page 33, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Andrea Cornejo by Warranty Deed from Ann Gunilla Griston Chandler, filed at Instrument No. 20190918-0094423, Davidson County Register of Deeds.

This is improved property known as 3033 High Rigger Drive, Nashville, TN 37217.

Witness my hand this 13 day of September, 2019:

Andrea Cornejo

**STATE OF TENNESSEE**

**COUNTY OF** Wmson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrea Cornejo,** 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 13 day of September, 2019:

Notary Public

My Commission Expires: 5/31/22

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

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

