Karen Johnson Davidson County
Batch# 297952 DEEDWARR
10/09/2019 09:39:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191009-0103420

NEW OWNER:

James N. Barnes and Vicki L. Barnes
3084 Union Hill Rd
Joelton, TN 37080

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map-Parcel: 01500007700

This instrument was prepared solely from information provided by the parties.

DEED CREATING TENANCY BY THE ENTIRETY

WHEREAS, I, **JAMES N. BARNES**, am the owner of the hereinafter described property by deed of record in Book 1383, Page 156,. Register's Office for Davidson County, Tennessee; and

WHEREAS, I am presently married to **VICKI L. BARNES** (hereafter referred to as "my wife"); and

WHEREAS, it is my desire to create a tenancy by the entirety in and to the property hereafter described by and between myself and my wife;

NOW, THEREFORE, in consideration of the love and affection for my wife, I, **JAMES N. BARNES**, have this day bargained, sold and do hereby convey unto **VICKI L. BARNES**, her heirs and assigns, a tenancy by the entirety with myself, with right of survivorship to either of us, in and to the following described tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> **Two tracts of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee as follows:**
>
> **TRACT NO. 1: BEGINNING AT A STAKE, Brown's northeast corner; thence north 2 1/2 degrees east 74.4 poles to a stake; thence north 87 1/2 degrees west 80 poles to a point in Burkhead's line; thence south 2 1/2 degrees west 54-1/5 poles to the Northwest corner of a 1-15/16 acres tract conveyed to Mrs. M. V. Brown by deed from Hattie W. Raymer of record in Book 533, page 61, Register's Office fro said County; thence with the north line of said tract, south 87 1/2 degrees east 53-1/2 poles to the northeast corner of said tract; thence south 3-3/4 degrees east 16 poles to a point; thence south 77 degrees east 24.4 poles to the beginning, containing 30 acmes, more or less.**
>
> **TRACT NO. 2: BEGINNING AT A POINT in the easterly margin of a private road on the westerly side of the tract herein conveyed; thence with the easterly margin of said road south 3 degrees west 763.9 feet to a stake in the easterly margin of said road; thence south 88 degrees east 251 feet to a spike in the center of the**

Joelton to Goodlettsville Pike, (sometimes called the Union Hill Road); thence with the center of said Pike North 30 degrees east 100 feet; thence north 35 degrees east 100 feet; thence north 42 degrees east 100 feet; thence north 57 degrees east 100 feet; thence north 65 degrees east 100 feet; thence north 69 degrees east 300 feet; thence north 70 degrees 30' east 66 feet to a point in the center of said pike; thence leaving said pike north 3 degrees west 278 feet along Burton's lines; thence north 88 degrees 30' west 885 feet to the point of beginning, containing by survey of Z.J. Wilkinson, October 31, 1943, 10.95 acres.

LESS AND EXCEPT:

BEGINNING at an iron pin in the northerly margin of Union Hill Road, said pin being located at the southeast corner of the property conveyed to Neywanna F. Hancock and husband, Benjamin A. Hancock, by deed from Mavis McGee Ross of record in Book 5232, page 720, Register's Office for Davidson County, Tennessee; thence North 87 degrees 02' 58" West 226.52 feet to an iron pin at a fence corner in the east margin of Old Loggins Spring Road; thence, with the east margin of said road, North 4 degrees 19' 08" East 507.80 feet to an iron pin; thence, North 65 degrees 07' 04" East 368.58 feet to an iron pin in the northerly margin of Union Hill Road; thence, with the northerly margin of Union Hill Road, South 52 degrees 22' 53" West 102.02 feet to an iron pin; South 45 degrees 53' 29" West 99.47 feet to an iron pin; South 37 degrees 11' 01" West 100.45 feet to an iron pin; South 31 degrees 47' 33" West 98.89 feet to the point of beginning, containing 5.05 acres, more or less.

Being part of the same property conveyed to James N. Barnes by the Last Will and Testament of Daffo R. Barnes of record as Instrument Number 20011217-0138762, Register's Office for Davidson County, Tennessee. For further reference see deed of record in Book 1383, Page 156, Register's Office for Wilson County, Tennessee.

WITNESS SIGNATURE(S) this 7th day of October, 2019.

JAMES N. BARNES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES N. BARNES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 7th day of October, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 7th day of October, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY