Karen Johnson Davidson County
Batch# 297952 DEEDWARR
10/09/2019 09:39:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191009-0103422

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: 01500007600

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 1781, Page 97, 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:

> **A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by Erie Drake, County Surveyor, for said County, March 24 and 31, 1930, of which the following is a part thereof, as follows:**
>
> **Beginning at the northeast corner of a tract of land conveyed to James A. Jones, Jr., and wife, Anna Marcelle Tretschel Jones, by deed of Susan Shelby, a widow, of record in Book 1432, page 474, Register's Office for Davidson County, Tennessee; running thence S. 3 deg. W. 45.50 poles, along the dividing line between the property of said James A. Jones, Jr., and wife and one Tidwell on the east, to a stake, the southeast corner of said tract conveyed by Susan Shelby to said James A. Jones, Jr., and wife; thence North 36 1/2 deg. West 80 poles, along the norther boundary of a tract now owned by Raymond N. Barnes and wife, to a point; thence N. 3. Degrees East, and parallel with the east boundary of the tract herein conveyed, 45.50 poles more or less to a point in the north boundary of said tract conveyed to James A. Jones, Jr., and wife by said deed of Susan Shelby, of record in Book 1432, page 474, R. O. D. C. Tennessee; thence easterly, along said original boundary**

line on the north, the same being the boundary line between said lands purchased by James A. Jones and wife, and the lines of Henry Marshall and Hawley Cooper, on the north, 80 poles, more or less, to the point of beginning, and containing 25 acres, more or less.

Being 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 1781, Page 97, 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