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# 303021 DEEDQC
10/21/2019 09:27:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191021-0107366

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 and 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#:
Albert M. Johnston and Aubrie L. Johnston 2012 Beechwood Avenue Nashville, TN 37212	Same as Owners	104-150-427.00

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 together a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Albert M. Johnston**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Aubrie L. Johnston**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in this Grantor and Grantee together 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. 4** on the Plan of Estate of Daniel McIntyre, Sr. of record in Plat Book 3, Page 30, In the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the northerly margin of Beechwood Avenue approximately 201.8 feet from the easterly margin of Hillsboro Road (now 21st Avenue South) and running in a northerly direction 166.36 feet along and with the easterly margin of Lot No. 3 of said subdivision to a propose alley; thence an easterly direction along the margin of said alley 60.135 feet to the westerly margin of Lot No. 5; thence in a southerly margin 164.22 feet along the westerly margin of Lot No. 5 to the northerly margin of Beechwood Avenue; and thence 60 feet in a westerly direction along the northerly margin of Beechwood Avenue to the point of beginning.

Being the same property conveyed to Albert M. Johnston by Warranty Deed from Yunlong Gu and Jianqiu Wang, husband arid wife, filed on 09/19/2008, at Instrument No. 20080919-0095828, Davidson County Register of Deeds.

This is improved property known as 2012 Beechwood Avenue, Nashville, TN 37212.

Witness my hand this 17th day of October, 2019:

Albert M. Johnston

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 **Albert M. Johnston**, 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 17th day of October, 2019:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON