THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
610 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 313912 DEEDQC
11/12/2019 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191112-0115967

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#:
Richard D. Coure and Kimberly E. Coure 9919 Maxwell Lane Brentwood, TN 37027	Same as Owners	105-04-0-141.00

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, **Richard D. Coure**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Kimberly E. Coure**, 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:

Real property in Davidson County, Tennessee, being **Unit A and Unit B** as set out and described in the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 1253 JOHN STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, filed at Instrument No. 20191023-0108767, Davidson County Register of Deeds, to which reference is hereby made for a more full and complete description of the said real property.

Being the same property conveyed to Richard D. Coure by Quitclaim Deed from Lorent Mays, filed on 07/14/2005, at Instrument No. 20050714-0081887, Davidson County Register of Deeds.

This is improved property known as: 1253 A John Street, Nashville, TN 37210 and 1253 B John Street, Nashville, TN 37210.

Witness my hand this 5 day of November, 2019:

Richard D. Coure

Richard D. Coure

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 **Richard D. Coure**, 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 5 day of November, 2019:

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

Notary Public

My Commission Expires: 5/31/22

20191112-0115987

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:

