This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
109 Westpark Drive, Suite 300
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 392191 DEEDQC
04/27/2020 01:52:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200427-0043841

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Kenneth L. Sacks Mary Lisa Sacks 1310 7th Avenue North Nashville, TN 37208	Same as New Owner	082-09-0-028.00

QUITCLAIM DEED

For good and valuable consideration, receipt of which is hereby acknowledged, **Kenneth Sacks**, a married man, hereinafter called Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **Kenneth L. Sacks and Mary Lisa Sacks**, husband and wife, hereinafter called Grantees, their heirs and assigns, all of Grantor's right, title and interest, being a one-half interest as a tenant in common, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 33 1/3 feet of Lot No. 25 in the North Nashville Real Estate Company's Plan, which plan is of record in Book 21, page 105, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
>
> Said 33 1/3 feet fronts the Easterly side of Seventh Avenue, North, and extends back between parallel lines 172 feet to an alley in the rear.
>
> Being the same property conveyed to Kenneth Sacks, a married man and Bryan Exner, a married man by deed from Sackston, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190326-0027054, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 1316 7th Avenue North, Nashville, Tennessee 37208.

Grantor intends by this instrument to create an estate by the entirety with Grantor's spouse in and to the entire interest in the property previously held by Grantor.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of April 2020.

Kenneth Sacks, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Kenneth Sacks, with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April 2020.

Julia Alley
Notary Public
My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022

State of Tennessee
County of Williamson

The actual consideration or value for this transfer is $ 0.00. This transfer creates an estate by the entirety.

Subscribed and sworn to before me this
24th day of April 2020.

Mary Lisa Sacks, Grantee

Julia Alley
Notary Public
My Commission Expires: 3-13-2022

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 13, 2022