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# 392345 DEEDQC
04/28/2020 08:42:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200428-0044027

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, 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).

QUITCLAIM DEED

(To create a Tenancy by The Entirety)

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Brian Donald Bales and Mary Alice Bales Nashville, TN 37204	owners	118-01-0-151.00

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, **Brian D. Bales,** hereinafter called the Grantor, do hereby Quitclaim and convey unto **Mary Alice Bales**, hereinafter called the Grantee, my spouse, such right, title, and interest as will now create in the two of us, the Grantor and Grantee together, a Tenancy by the Entirety as a married couple 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(s) 41**, as shown on the map entitled LG. Noel's Idelwild Subdivision, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian D. Bales, an unmarried man by Warranty Deed from Carol Miller Swain, Trustee of the Carol Miller Swain Revocable Living Trust Agreement dated October 7, 2014, of record on July 10, at 2016, at Instrument No. 20160610-0058999, Davidson County Register of Deeds. Brian D. Bales is now married to Mary Alice Bales.

This is property commonly known as 1109 Halcyon Avenue, Nashville, TN 37204.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law, and any active Deed of Trust by the Grantor herein.

Witness hand this 22nd day of April, **2020**:

Brian D. Bales

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 **Brian D. Bales,** 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 22 day of April, **2020**:

Notary Public

My Commission Expires: 5/31/22

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