Karen Johnson Davidson County
DEEDQC
Batch# 395450 2 pgs
05/04/2020 01:14:01 PM
Fees: $12.00 Taxes: $0.00
20200504-0046354

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

New Owner:	Send Tax Bills To:	Map & Parcel No:
J. Jonas Kalnas 513 Copperfield Way Brentwood TN 37027	Same	172-1A-19CO

Preparer makes no representative warranties as to the accuracy of the information contained herein, the same having been prepared from information furnished solely by the parties hereto without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, J. Jonas Kalnas, the Grantor, has bargained and sold, and does hereby remise, release and forever quitclaim unto my spouse, Janet D. Kalnas, her heirs and assigns, such of my right, title and interest in and to certain real property situated in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

> Land in Davidson County, Tennessee, being Lot no. 19 on the Plan of Copperfield Revised of record in Plat Book 6900, pages 555-559, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to J. Jonas Kalnas by Deed from Harry A. Clayton and wife, Nancy M. Clayton of record in Instrument No. 20020416-0046935, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 513 Copperfield Way, Brentwood, TN 37027.

This Quitclaim is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above described property in said J. Jonas Kalnas and

Janet D. Kalnas, Husband and wife, so that the entire property, upon the death of either, will pass to the other.

Said property is Quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing her signature this 29th day of April, 2020.

J. Jonas Kalnas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a ~~Notary Public~~ in and for said County and State, J. Jonas Kalnas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 29th day of April, 2020.

Notary Public
My Commission Expires: ~~July 3, 2023~~ My Commission Expires

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is ~~greater,~~ for this transfer is $0.00.

Janet D Kalnas
AFFIANT

Subscribed and sworn to before me this 29th day of April, 2020.

Notary Public
My Commission Expires: ~~July 3, 2023~~ My Commission Expires

TYRONE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY