THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 584672 DEEDWARR
03/04/2021 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210304-0028298

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Kenneth D. Sheesley, Affiant

Subscribed and sworn to before me,
this 2nd day of March, 2021.

Notary Public
My Commission Expires: September 7, 2021

AMBER S. GILLILAND NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY COMM. EXP. SEPTEMBER 7, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kenneth D. Sheesley and Katherine A. Sheesley 1420 Hampshire Place Nashville, TN 37221	Kenneth D. Sheesley and Katherine A. Sheesley 1420 Hampshire Place Nashville, TN 37221	142-16-A-76

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **KENNETH D. SHEESLEY** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **KENNETH D. SHEESLEY** and wife, **KATHERINE A. SHEESLEY**, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Devon Park, Phase II, as shown on plat of record in Plat Book 6250, page 432, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth D. Sheesley by Quitclaim Deed from

Katherine Anderson Sheesley, of record as Instrument Number 20200617-0062820, Register's Office for Davidson County, Tennessee. Katherine Anderson Sheesley received title to such property by a Quitclaim Deed from Kenneth D. Sheesley and wife, Katherine Anderson Sheesley, of record in Book 11322, Page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Ad valorem real property taxes.

2. That certain Open-End Deed of Trust of record as Instrument Number 20201013-0118509 Register's Office for Davidson County, Tennessee, securing a promissory note dated October 2, 2020 from Kenneth D. Sheesley and Katherine Anderson Sheesley, husband and wife, to Third Federal Savings and Loan in the maximum principal amount of Two Hundred Thousand Dollars ($200,000.00).

3. That certain Deed of Trust of record as Instrument Number 20201015-0120273, Register's Office for Davidson County, Tennessee, securing a promissory note dated October 2, 2020 from Kenneth D. Sheesley and Katherine A. Sheesley to Third Federal Savings and Loan Association of Cleveland in the original principal amount of One Hundred Forty-Six Thousand Dollars ($146,000.00).

4. Utility easements as reserved in Ordinance No. 82-856.

5. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4603, page 495.

6. Easement(s) to Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, as set forth in instrument recorded in Book 5258, page 276 and Book 5473, page 175.

7. Storm Water Detention Agreement of record in Book 6145, page 252, Book 6503, page 144, and Book 6908, page 59.

8. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6176, page 7, as amended by Book 6541, page 542 and Book 6967, page 156, and in any allied instrument(s) referred to in said restrictions.

9. Restrictions shown on Plat recorded in Book 6250, page 432.

10. Easement(s) and building setback(s) as shown on Plat recorded in Book 6250, page 432.

This is improved property commonly known as 1420 Hampshire Place, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

SIGNED this the 2nd day of March, 2021.

KENNETH D. SHEESLEY

KATHERINE A. SHEESLEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH D. SHEESLEY** and **KATHERINE A. SHEESLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 2nd day of March, 2021.

Notary Public

My Commission Expires: September 7, 2021

AMBER S. GILLILAND NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY MY COMM. EXP. SEPTEMBER 7, 2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

