WARRANTY DEED TO CREATE ESTATE BY ENTIRETIES

State of Tennessee)
County of DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $_____

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$_____, Affiant
Subscribed and sworn before me this the
23 Day of June, 2021.
Brandi Vess, Deputy Register

Real Property Responsibility – Tax Bills / Owner
Jeremy Lyell
1227 Maple Hill Rd
Lebanon, TN 37087

DAVIDSON COUNTY, TENNESSEE
State Tax on Transfers

Transfer Tax : $_
Mortgage Tax : _
Clerk's Fee : _
Total Paid : _

Receipt No. : _
Received By : _
Date : __

Karen Johnson Davidson County
Batch# 663222 DEEDWARR
06/23/2021 01:00:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210623-0084970

Tax Map - Parcel 08613000400

This Instrument Prepared By:
JERRE M. HOOD, ESQ.
156 1st Ave. NW
Winchester, TN 37398
(931) 967-0838

FOR THE LOVE AND AFFECTION I HAVE FOR MY WIFE AND OTHER GOOD AND VALUABLE CONSIDERATION, Cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JEREMY D. LYELL,** hereinafter referred to as "Grantor", in order to create an estate by the entireties in and to the entire interest of the hereinafter described tract of land, pursuant to T.C.A. §66-1-109, do hereby transfer and convey unto my wife, **KARA MICHELLE LYELL**, hereinafter referred to as "Grantee", her heirs and assigns forever, the following described property lying and situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 52A, Lakeside Woods Estates, Zone Lot Division of Lots 52 and 59, Section 2, as shown on plat of record in Plat Book 6900, Page 269, amending Book 6200, Page 461, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to JEREMY D. LYELL by Warranty Deed recorded on August 8, 2017 in Instrument No. T20170066983 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 3373 Lakeside Place, Hermitage, TN 37076

This deed is made, executed and delivered, in accordance with T.C.A. §66-1-109 for the express purpose of creating an estate by the entireties in the subject property in the Grantor, husband, and the Grantee, wife, and it is the Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in said property previously held by Grantor.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said **KARA MICHELLE LYELL,** her successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate, that I have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to said real estate unto the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 18 day of June, 2021

JEREMY D. LYELL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned Notary Public in and for the above State and County, the within named JEREMY D. LYELL, with whom I am personally acquainted or who produced satisfactory proof of identity and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this 18th day of June, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 01/03/23

My Commission Expires 01/03/23