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# 794219 DEEDQC
01/24/2022 08:27:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220124-0008362

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.:
William A. Fortner and Kelly B. Fortner 5855 Brentwood Trace Brentwood, TN 37027	William A. Fortner and Kelly B. Fortner c/o 142 Riverwood Drive Franklin, TN 37069	160-14-0B-151.00-C

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, **William Aaron Fortner**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Kelly Fortner**, hereinafter called the Grantee, my spouse, such right, title, and interest as will now create in 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:

Located in Davidson County, Tennessee, being **Unit No. 5855**, in Brentwood Trace Condominiums, recorded in Book 5200, Page 219, as revised in Book 5200, Page 230 and Book 5200, Page 261 , Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, Book 5537, Page 988, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Amanda Brooke Vick, by Warranty Deed from Johnny C. Byrd, Jr., and wife, Gina P. Peacock-Byrd, of record on May 24, 2000, at Instrument No. 200005240052152, Davidson County Register of Deeds. Further being the same property conveyed to William Aaron Fortner, by Warranty Deed from Amanda Brooke Vick, of record on January 8, 2020, at Instrument No. 20200108-0002867, Davidson County Register of Deeds.

This is property commonly known as 5855 Brentwood Trace, Brentwood, TN 37027.

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 my hand this 13 day of **August, 2020**:

William A. Fortner

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 **William A. Fortner,** 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 13th day of **August, 2020**.

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY