Karen Johnson Davidson County
Batch# 838117 DEEDQC
04/11/2022 02:36:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220411-0041836

IENT PREPARED BY:
John A. Beam, III
PO Box 280240
709 Taylor Street
ashville, TN 37228-0240

FROM: **John Kawinzi**

TO: **Jane Koki Kilonzo**

ADDRESS OF OWNER:	**SEND TAX BILL TO:**	**MAP AND PARCEL:**
John Kawinzi and **Jane Koki Kilonzo** **333 Valview Drive** **Nashville, TN 37206**	**John Kawinzi and** **Jane Koki Kilonzo** **333 Valview Drive** **Nashville, TN 37206**	**050-15-0-068.00**

QUITCLAIM DEED TO CREATE A TENANCY BY THE ENTIRETY

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) paid in hand and the love and affection I have for my wife, I, the undersigned, by these presents do hereby quitclaim and convey to my wife, Jane Koki Kilonzo, such sufficient interest in and to the within described property so as, and for the purpose of creating a tenancy by the entirety in my wife, Jane Koki Kilonzo, and me, John Kawinzi and said property is more particularly described as follows:

> Being Lot No. 37 on the Plan of Sky View Subdivision, as of record in Book 2331, Page 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John Kawinzi, by Warranty Deed dated March 3, 2003, and filed for record in Instrument No. 20030314-0034281, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 333 Valview Drive, Nashville, TN 37206.
>
> The property described herein is subject to the following:
>
> (1) Any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any;
> (2) 2022 taxes and all subsequent years are a lien not yet due and payable;
> (3) Any and all matters shown on the plan of record in Plat Book 2331, page 220, Register's office for Davidson County, Tennessee.

AND NOW, the undersigned, does hereby quitclaim and convey unto his wife, Jane Koki Kilonzo, such interest in the property hereinabove described and to which reference is here made for the purpose of creating a tenancy by the entirety in the name of John Kawinzi and wife, Jane Koki Kilonzo, joint tenants

with right of survivorship, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the date set forth by my name below.

04/07/2022
Date

John Kawinzi
John Kawinzi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Kawinzi, the 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 Nashville, Tennessee, this 7th day of April, 2022.

Leslie Walsh
NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1-3-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE.

AFFIANT

Subscribed and sworn to before me this 7th day of April, 2022.

Leslie Walsh
NOTARY PUBLIC

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 1-3-23

The legal description and how title to the property is vested were furnished to the draftsman by the Grantors, by third parties, or from the record. No examination of title has been undertaken by the draftsman, and no representations or warranties as to the state of title and accuracy of the property descriptions of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.