THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 932473 DEEDWARR
10/21/2022 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221021-0114834

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.

Victoria L. Mingus

Victoria L. Mingus, Affiant

Subscribed and sworn to before me,
this 21st day of October, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public
My Commission Expires: 5/5/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Donald L. Mingus and Victoria L. Mingus 415 Church Street, Unit 1315 Nashville, TN 37219	Donald L. Mingus and Victoria L. Mingus 415 Church Street, Unit 1315 Nashville, TN 37219	093 06 1J 062.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **DONALD L. MINGUS** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **DONALD L. MINGUS and wife, VICTORIA L. MINGUS,** (collectively, the "Grantee"), as tenants by the entirety, 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:

A certain condominium apartment known as Unit No. 1315 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834,

Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed from Viridian Development Company, LLC to Donald L. Mingus by Warranty Deed dated November 29, 2006, of record as Instrument No. 20061206-0150906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

This is improved property commonly known as 415 Church Street, Unit 1315, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said tract 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 himself, his 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 21st day of October, 2022.

DONALD L. MINGUS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal on this 21st day of October, 2022.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/2022.

10/21/2022
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of October, 2022.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

