Karen Johnson Davidson County
Batch# 939864 DEEDQC
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Fees: $22.00 Taxes: $0.00
20221110-0120438

This Instrument Was Prepared By:
HUNTER, SMITH & DAVIS, LLP
Attorneys at Law, P.O. Box 3740, Kingsport, Tennessee 37664

DEED CREATING TENANCY BY THE ENTIRETIES

THIS DEED, made and entered into as of November 9, 2022, by and between **LARRY BACON a/k/a LARRY ALAN BACON,** Party of the First Part, and **MARY COLLINS BACON**, his wife, Party of the Second Part;

WITNESSETH:

WHEREAS, Party of the First Part and Party of the Second Part are husband and wife; and,

WHEREAS, Party of the First Part has acquired the fee simple title to the real property hereinafter described; and,

WHEREAS, it is the desire and intent of Party of the First Part to convert the interest which he now holds into an estate by the entireties with the Party of the Second Part in the property hereinafter described as provided by ***Tennessee Code Annotated*** §66-1-109.

NOW, THEREFORE, in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part does hereby convey all the right, title, interest and estate in and to the hereinafter described tract of land necessary to convert and establish an estate by the entireties in the parties hereto, it being the intention of the Party of the First Part by this instrument to create an estate by the entireties in and to the entire interest in the property previously held by the Party of the First Part, as provided by ***Tennessee Code Annotated*** §66-1-109:

> Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1303 Litton Avenue, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1303 Litton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190924-0096873,

in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at 1303 Litton Avenue shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190924-0096873, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING the same property conveyed to Bradley Bacon and Larry Bacon, joint tenants with right of survivorship, by Warranty Deed dated August 24, 2020, of record in Instrument No. 20200827-0097228, in the Register's Office for Davidson County, Tennessee. Bradley Bacon died October 17, 2022, and said property passed by operation of law to Larry Bacon as the surviving joint tenant.

TAX ID Map & Parcel: 072 10 2O 002.00

This conveyance is made subject to all valid restrictive covenants and easements, if any, of record, or which may be apparent from an inspection of the premises.

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE PARTY OF THE FIRST PART OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER'S OFFICE COULD JEOPARDIZE THE PARTY OF THE SECOND PART'S RIGHTS IN AND TO THIS REAL ESTATE.

WITNESS the signature of the Party of the First Part, the date first above written.

Larry Alan Bacon

LARRY BACON a/k/a
LARRY ALAN BACON

STATE OF TENNESSEE

COUNTY OF SULLIVAN

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **LARRY BACON a/k/a LARRY ALAN BACON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of November, 2022.

Renee D. Gaskins

NOTARY PUBLIC

My commission expires: 1-27-2026

RENEE D. GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

Pursuant to the provisions of ***Tennessee Code Annotated*** §67-4-409(a)(1)(C)(i) this deed creating a tenancy by the entireties is not subject to transfer tax and no oath of value is therefore required pursuant to ***Tennessee Code Annotated*** §67-4-409(a)(1)(E).

NAME AND ADDRESS OF PROPERTY OWNER:
Larry Alan Bacon and Mary Collins Bacon
2216 Lamont Street
Kingsport, TN 37664

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX

Wells Fargo Real Estate Tax Service
PO Box 10335
Des Moines, IA 50306

True Copy Certification

I, Marcy E. Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this 9th day of November, 2022.

Marcy E. Walker

November 10, 2022

State of Tennessee

County of Sullivan

Personally appeared before me, Stacey Alvis, a notary public for this county and state, Marcy E. Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10th day of November, 2022.

Stacey Alvis

Stacey Alvis, Notary Public

My Commission Expires:

6/3/23

