Karen Johnson Davidson County
Batch# 945810 DEEDQC
11/29/2022 04:13:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221129-0125247

Send tax notices to: Mr. and Mrs. Donald L. Stevens
Address of New Owner: 3858 Hutson Avenue
Nashville, TN 37216

Map: 61-10; Parcel: 15.00

THIS CONVEYANCE IS EXEMPT FROM THE TAX ON THE TRANSFER OF REAL ESTATE PURSUANT TO THE PROVISIONS OF T.C.A. §67-4-409(3)(A).

TENANTS BY ENTIRETY DEED

WHEREAS, DONALD L. STEVENS is the owner of the hereinafter described tract or parcel of land, same having been conveyed to him by deed from Marie Stevens, which deed is of record in Instrument No. 20210820-0113064, Register's Office for Davidson County, Tennessee, to which reference is here made, and

WHEREAS, it is the desire and wish of the said **DONALD L. STEVENS** that he and his wife, **TAMMY L. STEVENS,** own said property as tenants by the entirety, and

WHEREAS, it is provided in Title 66, Section l-l09, Tennessee Code Annotated, that any married person owning property in his or her own name and desiring to convert his or her interest in such property into an estate by the entirety with his or her spouse may do so by direct conveyance to such spouse by an instrument of conveyance which instrument shall provide it is the grantor's intention by such instrument to create an estate by the entireties in and to the entire interest in the said property previously held by the grantor, and

WHEREAS such being the expressed intention of the said **DONALD L. STEVENS** it being his desire, wish and intent to create an estate by the entirety in the hereinafter described tract or parcel of land.

NOW, THEREFORE IN CONSIDERATION of the premises and for the further consideration of the love and affection which I entertain for my said wife, **TAMMY L. STEVENS**, I, **DONALD L. STEVENS**, have bargained and sold and by these presents do transfer and convey unto **TAMMY L. STEVENS**, her heirs and assigns, such interest in the hereinafter described tract or parcel of land as to create an estate by the entirety, as provided for by Title 66, Section l-l09, Tennessee Code Annotated.

BEING the northern one-half of lot Number 231 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee. Said Northern one-half of Lot Number 231 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to the westerly line of said subdivision.

BEING the same property conveyed to Donald L. Stevens by deed from Marie Stevens, of record in Instrument No. 20210820-0113064, Register's Office for Davidson County, Tennessee.

Taxes paid by Grantor; possession with deed.

This Instrument Prepared By:
Bass & Bass, Attorneys
P. O. Box 500 Carthage, TN 37030

TO HAVE AND TO HOLD such interest in and to **TAMMY L. STEVENS** as to create an estate by the entirety with the appurtenances, estate, title and interest thereto belonging to the said **TAMMY L. STEVENS**, her heirs and assigns, forever. I covenant with the said **TAMMY L. STEVENS** that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey it and the same is unencumbered, except for any encumbrances as are known to the parties.

I FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to the said **TAMMY L. STEVENS**, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND on this the 14 day of November, 2022.

DONALD L. STEVENS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named **DONALD L. STEVENS**, the bargainor, with whom I am personally acquainted or proven 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 at Offices, Smith County, Tennessee, on this the 14 day of November, 2022.

Notary Public

My commission expires: 11/15/23

JAMES DAVID BASS
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY
MY COMMISSION EXPIRES 11-15-2023

WD-TBE-DONALD L. STEVENS