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# 978022 DEEDQC
03/07/2023 02:24:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230307-0016416

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A).

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

(TO CREATE A TENANCY BY THE ENTIRETY in a MARRIED COUPLE)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jackson William Hensley and Alexandra Walker Hensley 213 Thompson Park Drive Nashville, TN 37211	Owners	119-40-0-B-007.00- CO

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 together a Tenancy by the Entirety in and to the entire interest in the property previously held by the Grantor alone, I, **Jackson William Hensley**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Jackson William Hensley and Alexandra Walker Hensley, husband and wife**, hereinafter called the Grantees, their, heirs and assigns, so as to create in these Grantees 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:

LAND in Davidson County. Tennessee, being **Unit No. 7** on the Plan of 100 Thompson, A Horizontal Property Regime Planned Unit Development established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180207-0012545, as amended in Instrument No. 20180412-0034489. and Instrument No. 20181207-0119643, establishing Horizontal Property Regime with Private Elements, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, unit as depicted on the site plan shown as Exhibit "B" in said Declaration together with interest in common area.

Being the same property conveyed to Jackson William Hensley, unmarried man, by Warranty Deed from 100 Thompson, LLC, of record on May 30, 2019, at Instrument No. 20190530-0051512, Davidson County Register of Deeds.

This is property commonly known as: 213 Thompson Park Drive, Nashville, TN 37211

Witness my hand this 21st day of February, **2023**:

Jackson William Hensley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackson William Hensley**, 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 21st day of February, **2023**:

Edward Lucas Harrison
Notary Public

My Commission Expires: 01/08/2024

EDWARD LUCAS HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY