Karen Johnson Davidson County
Batch# 993303 DEEDQC
04/19/2023 08:18:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230419-0028648

INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration for this transfer is none.

Robert Avila
Affiant

Sworn to and subscribed before me this 7th **day of** April, **2023.**

TIMOTHY HARRIUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
Oct 2 2023

QUITCLAIM DEED TO CREATE TENANCY BY ENTIRETY

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel No.
Robert Avila and David Scott Schallhorn 134 Marshall Court Nashville, TN 37212	Same	105-01-3N-001.00

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT AVILA and DAVID SCOTT SCHALLHORN,** (Grantors) hereby quitclaim unto **ROBERT AVILA and DAVID SCOTT SCHALLHORN,** (Grantees) their heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as will create an estate by the entirety with a right of survivorship in and to said tract or parcel of land, which is described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1 of City House One, a Horizontal Property Regime with Private Elements, as shown in Master Deed as Exhibit "B" of Instrument #20191029-0110971, as amended in Instrument # 20191216-0129673, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Robert Avila and David Scott Schallhorn, by Warranty Deed from City House Construction, LLC, on November 20, 2020, and recorded on December 2, 2020, of record in Instrument No. 20201202-0139972, Register's Office for Davidson County, Tennessee.

This is improved property known as 134 Marshall Court, Nashville, Tennessee, 37212.

This conveyance is made for the express purpose of creating an estate by the entirety with a right of survivorship in and to the above-described property in the said Grantees, Robert Avila and David Scott Schallhorn so that the entire property, upon the death of either, will go to the other.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 7 day of April, 2023.

ROBERT AVILA, Grantor

DAVID SCOTT SCHALLHORN, Grantor

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 **ROBERT AVILA,** 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 purpose therein contained.

Witness my hand this 7 day of April, 2023.

TIMOTHY HARKUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
OCT 7 2023

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 **DAVID SCOTT SCHALLHORN,** 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 purpose therein contained.

Witness my hand this 7 day of April, 2023.

TIMOTHY HARKUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
OCT 7 2023