This instrument prepared by:
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Mount Juliet, TN 37122
615-758-4426

Karen Johnson Davidson County
Batch# 1095669 DEEDWARR
01/30/2024 08:12:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240130-0006286

New owner/Send tax bills to:
Trisha Ann Browder and Jason James Vossler
3416 Earhart Road
Mount Juliet, TN 37122

Tax ID:
Ctrl Map: 98.13
Group: C
Parcel: 201.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and the preparer of this instrument shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal, and/or tax related counsel.

TENANCY BY THE ENTIRETIES DEED

For and in consideration of the sum of $10.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to Tenn. Code Ann. § 66-1-109, I, **Trisha Ann Browder**, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Trisha Ann Browder and husband, Jason James Vossler**, their heirs and assigns, all right, title and interest in and to the following described property to-wit:

> Being Lot No. 190 on the Plan of Phase 5, Section 2, The Meadows of Seven Points, of record in Instrument No. 20061207-0151442, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Trisha Ann Browder by deed dated November 1, 2018 from Billy Scott Martin and Karen D. Martin of record in Instrument No. 20181106-0109774, Register's Office of Davidson County, Tennessee.

To have and to hold the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging to Trisha

Ann Browder and husband, Jason James Vossler their heirs and assigns, forever.

The Grantor covenants that she is lawfully seized and possessed of said property, has good title to and the right to convey said property, and will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

The purpose of this instrument is to, and it is the express intent and desire of the Grantor pursuant to Tenn. Code Ann. § 66-1-109 to convert her entire interest in the above described property which was heretofore owned individually by the Grantor into an estate by the entireties with Jason James Vossler.

WITNESS my hand on this the 25th day of January 2024.

Trisha Ann Browder

Trisha **Ann Browder**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Trisha Ann Browder**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of January 2024.

NOTARY PUBLIC
My commission expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 08, 2027

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $ -0-.

This transfer of an interest in real estate is exempt from the transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A) in that the purpose of the conveyance is to create a tenancy by the entirety.

AFFIANT

Subscribed and sworn to before me this the 25th day of January 2024.

NOTARY PUBLIC
My Commission Expires: _____

KYLE B. HECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 08, 2027

CERTIFICATE OF AUTHENTICITY

I, Kyle B. Heckman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 January 25, 2024.

Date: 1/25/2024

Kyle B. Heckman

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn and subscribed before me this 25th day of January 2024.

NOTARY PUBLIC
My commission expires: 12-29-2026

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY