Karen Johnson Davidson County
Batch # 1146535 DEEDWARR
06/12/2024 12:52:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240612-0044042

This Instrument prepared by:
D. Jefferson Herring, Attorney
Suite 415, Washington Square
222 Second Avenue North
Nashville, TN 37201

WARRANTY DEED
ESTABLISHING AN ESTATE BY THE ENTIRETIES
Pursuant to T.C.A. § 66-1-109

Grantor: **Kenneth W. Jobe, Husband**	
Grantee: **Debora A. Jones-Jobe, Wife**	
County: **Davidson, Tennessee**	
Name and Address of New Owner: Kenneth W. Jobe, Debora A. Jones-Jobe 1811 Hillside Avenue Nashville, TN 37203	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 105 09 0 336.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby states that this Warranty Deed is executed by a married person to create a tenancy by the entireties pursuant to T.C.A. § 66-1-109 and, thus, pursuant to T.C.A. § 67-4-409(a)(1)(C), this conveyance is exempt from recording tax.

Kenneth W. Jobe
Affiant

Sworn to and subscribed before me, this **28th day of May, 2024.**

Notary Public
My commission Expires January 4, 2027.

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
affix seal here

FOR AND IN CONSIDERATION OF Ten and No/100 Dollars ($10.00) cash in hand paid, for love and affection, and other consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth W. Jobe ("Grantor"), does hereby bargain, sell, transfer and convey unto his wife, Debora A. Jones-Jobe ("Grantee")**, her heirs and assigns, such of Grantor's right, title and interest in and to that certain tract of land in described in Exhibit A attached hereto ("the Property") so as to create an estate by the entireties in the Property in Grantor and Grantee as husband and wife. This conveyance is made pursuant to the provisions of T.C.A. § 66-1-109 as it is Grantor's intention by this Instrument to create an estate by the entireties in and to the entire interest in the property previously held by Grantor.

TO HAVE AND TO HOLD said interest herein conveyed, with the estate and title thereto, to Grantee and the tenancy by the entirety created herein, and their respective heirs and assigns, forever. Grantor covenants with Grantee and the tenancy created herein, that Grantor is lawfully seized and possessed of said interest in said property, has a good right to convey it, and the same is unencumbered, except as set out herein and in the attached Exhibit A and except for the tenancy and rights of Grantee herein created. Grantor does further covenant and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to said interest to Grantee and to the tenancy created herein, and their respective heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed this Warranty Deed on this the **28th day of May, 2024.**

Kenneth W. Jobe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this **28th day of May, 2024.**

Notary Public

My Commission Expires January 4, 2027.

D JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

F:\1-CLIENT FILES\2-EP\1-ACTIVE EP FILES\Jobe-Kenneth\Real Estate - Retitling Residence\Word Processing\Deed to Establish Tenancy by the Entireties between Husband and Wife.wpd

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 26 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for said county, as follows:

Beginning at a point in the westerly margin of Hillside Avenue 20 feet south of the common corner of Lot Nos. 25 and 26, being the southeast corner of the property conveyed to J.D. Johnson, Jr., by deed of record in Book 578, page 361, said Register's Office; thence with Johnson's southerly line westerly 200 feet to the easterly margin of 10th Avenue South, former Glendale Avenue; thence with the margin of the same, southerly 48 feet to the northwest corner of the property conveyed to Margaret Krohmer, of record in Book 374, page 419, said Register's Office; thence with Krohmer's northerly line easterly 200 feet to the westerly margin of Hillside Avenue; thence northerly, with the margin of the same, 50 feet to the point of beginning.

Being the same property bequeathed to Kenneth W. Jobe under the Last Will of Myrtle J. Jobe, which Last Will was admitted to probate on May 24, 2017, by order of the Seventh Circuit of Davidson County, Tennessee, Case No. 17P752, as a Muniment of Title to the property, of record as Instrument No. 20170524-0051623, Register's Office for Davidson County, Tennessee.

The property is subject to and encumbered by any and all matters of public record including matters disclosed on the Map of Waverly Place, of record in Book 57, page 95, and financing statement of record as Instrument No. 20210427-0055568, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 Hillside Avenue, Nashville, TN 37203. The legal description above was taken from the previous deed. The property was not surveyed at the time of this conveyance.