Davidson County DEEDQC
Recvd: 05/14/04 11:37 3pgs
Fees:22.00 Taxes:0.00
20040514-0056764

This Instrument Prepared WITHOUT TITLE SEARCH,
From Information Provided by the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

From: Robert W. Carroll and wife, Virginia Carroll, and Linda S. Marino
To: John T. Gwin, Trustee

-and-

From: John T. Gwin, Trustee
To: Robert W. Carroll and wife, Virginia Carroll, and Linda S. Marino, with rights of survivorship among themselves

ADDRESS NEW OWNER:
Robert W. Carroll, etux etal
2200 Crescent Valley Lane
Hermitage, TN 37076

SEND TAX BILLS:
New Owners

MORTGAGEE:
_____
_____
_____

MAP AND PARCEL:
64-16-D-111CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the love and affection which we, Robert W. Carroll and wife, Virginia Carroll, have for our daughter Linda S. Marino; and for other good and valuable considerations, the receipt of which is hereby acknowledged; and for the express purpose of making a reconveyance creating a joint tenancy between us, with rights of survivorship in the below described real property, it being our intent that the survivor of the three of us shall take the whole; and upon our acknowledgment that *Tennessee Code Annotated* §66-1-107 has abolished survivorships in joint tenancy unless specifically and intentionally created; and it being our express intent to create a joint survivorship tenancy nonetheless;

Thus we, ***Robert W. Carroll and wife, Virginia Carroll, and Linda S. Marino***, hereinafter called the Grantors, have bargained and sold, and by these presents do

quitclaim and convey unto ***John T. Gwin, Trustee***, his successors and assigns, all of our right, title and interest in and to the following certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 269 on the Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, 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 W. Carroll and Virginia Carroll and Linda S. Marino by deed dated March 27, 2002, from Beazer Homes Corporation, DBA Phillips Builders, of record in Instrument Number 20020403-0040275, Register's Office for Davidson County, Tennessee.

And now I, ***John T. Gwin, Trustee***, for the specific purpose of making a reconveyance to satisfy the purposes set out hereinabove, do hereby bargain, sell, transfer and convey all of my right, title and interest in and to the above described real property, unto ***Robert W. Carroll and wife, Virginia Carroll, and Linda S. Marino***, as joint tenants with rights or survivorship between themselves, the survivor to take the whole.

This conveyance is made subject to such limitations, restrictions, encumbrances, and conditions as may affect the premises. This instrument was prepared without title search or abstract, none having been requested, from documents and information provided by the parties, and the preparer assumes no liability for the contents hereof.

Witness our hands this the 21 day of April, 2004.

Robert W. Carroll
Robert W. Carroll

Virginia Carroll
Virginia Carroll

Linda S. Marino
Linda S. Marino

John T. Gwin, Trustee
John T. Gwin, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Robert W. Carroll and wife, Virginia Carroll, and Linda S. Marino***, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this the 21 day of April, 2004.

Karen L Osmer
NOTARY PUBLIC

My Commission Expires: 7/30/05

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***John T. Gwin, Trustee***, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of April, 2004.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: December 15, 2004

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ NONE.

Amanda K Gwin
AFFIANT

Subscribed and sworn to before me
this 21st day of April, 2004.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12-15-2004