Davidson County DEEDQC
Recvd: 04/21/06 11:41 2 pgs
Fees:12.00 Taxes:0.00
20060421-0045930

Prepared by and Return to:
Griffin, Clift, Everton and Thornton, PLLC
6489 Quail Hollow Road, Suite 100
MEMPHIS, TN 38120

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Ann Akbari, "Grantor", for and in consideration of Love and Affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey unto Ann Akbari and Kenneth Key, wife and husband, "Grantee", all of his right, title and interest in and to that certain real estate located in the County of Davidson, State of Tennessee, which is more particularly described as follows, to-wit:

Being Lot Number 13 on the Plan of Section Four Piccadilly Subdivision, of record in Plat Book 6900, at Page 481, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Together with a private driveway easement over a portion of Lot No. 12, more particularly described as follows: Commencing at the southwest corner of Lot No. 12 and the northeast corner of Lot No. 13; thence north along London Ct. 12 ft. to a point; thence in a northwesterly direction to a point in the common lot line of said Lots 12 and 13 thence southeast along the common lot line between said Lots 12 and 13, 26 feet to the point of beginning.

This being the same property conveyed by Special Warranty Deed of record in 20060421-0045929 in the Register's Office of Davidson County, Tennessee.

It is the express intention of Ann Akbari by this instrument to create an estate by the entireties between Ann Akbari and Kenneth Key, wife and husband in and to the entire interest in said property previously held by the said Ann Akbari pursuant to Section 66-1-109 of Tennessee Code Annotated.

THIS QUIT CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR OPINION OF TITLE PURSUANT TO THE PARTIES' REQUEST.

IN TESTIMONY WHEREOF, I have executed this instrument this the 7th day of April, 2006.

Ann Akbari

GEORGE HANNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ann Akbari, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 7 day of April, 2006.

George Hanna
Notary Public

My Commission expires:
My Commission Expires
Sunday, May 28, 2006

STATE OF TENNESSEE:
COUNTY OF Shelby :

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, no transfer taxes are due and payable on this conveyance, as it is a creation of tenancy by the entirety between spouses. (T.C.A. 67-4-409 (a)(3)(A), Non-Taxable Transfer)

Helene D. Thompson
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 7th day of April, 2006

Phyllis W. Frederick
NOTARY PUBLIC

My Commission Expires: 3-18-09

PHYLLIS W. FREDERICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Property Owners/Address Mail Tax Bills To:
Ann Akbari and Kenneth Key
2657 Mossdale
Nashville, TN 37217
Property Address: 444 London Court, Antioch, TN 37013
Parcel No: 149-02-0-D-013.00

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