261-241

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDQC
Recvd: 05/17/06 11:05 3 pgs
Fees:17.00 Taxes:0.00

20060517-0057717

PREPARED BY AND RETURN TO:
Land Title South, Inc.
*3326 Aspen Grove Drive, Ste. 400*
*Franklin, TN 37067*
*Ph. (615) 778-9828 Fax (615) 778-3134*

| ADDRESS OF NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jennifer Lynn Walters and Michael Desmond<br>5945 Pettus Road<br>Antioch, TN 37013 | New Owner |

**TAX MAP - PARCEL NUMBERS: 181.00-O-231.00**

# Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, we, **JENNIFER LYNN WALTERS and MICHAEL DESMOND, Trustees of the Revocable Desmond Living Trust dated December 1, 2004,** have this day bargained and sold, and by these presents do hereby quitclaim and convey, as a distribution from the trust, unto **JENNIFER LYNN WALTERS, MARRIED AND MICHAEL E. DESMOND, UNMARRIED, as tenants in common with a 50% interest each,** their heirs and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Beginning at an iron rod situated in the westerly margin of Pettus Road, said point being the northeast corner of the Steven & Joyce Samples property of record in Book 9491, page 138, Register's Office for Davidson County, Tennessee. Thence, leaving said road, N84 degrees 08' 48" W, a distance of 2008.00 feet to an iron rod; Thence, N 05 degrees 51' 12" E, a distance of 235.48 feet to an iron rod; Thence, S 82 degrees 34' 49" E, a distance of 721.59 feet to an iron rod; Thence, S 11 degrees 04' 55" W, a distance of 166.45 feet to an iron rod; Thence, S 84 degrees 08' 48" E, a distance of 1308.68 feet to an iron rod situated in the westerly margin of Pettus Road; Thence along said road, along a curve to the right, having a central angle of 01 degrees 35' 52", a radius of 1809.68 feet, a tangent of 25.23 feet, a length of 50.46 feet , and having a chord which bears S 13 degrees 38' 16" W, a distance of 50.46 feet to the point of beginning and containing 5.188 acres of land more or less.

Being the same property conveyed to Patricia A. Mendes Desmond, unmarried, and Jennifer Lynn Desmond Walters, married, as joint tenants with rights of survivorship by Warranty Deed from George A. Allen and wife, Deborah H. Allen of record in Instrument No. 200107110073914, dated July 6, 2001, recorded July 11, 2001, and Notary's Certificate of Correction of record in Instrument No. 200107190076394, dated July 13, 2001, recorded July 19, 2001, Register's Office for Davidson County, Tennessee. Patricia A. Mendes Desmond conveyed her interest in the property by Quitclaim Deed to Patricia Desmond, Jennifer Walters and Michael Desmond, Trustees, or their successors in trust, under the revocable Desmond Living Trust, dated December 1, 2004, deed is dated December 1, 2004, of record in Instrument No. 20041206-0144655, Register's Office for Davidson County, Tennessee. Patricia A. Mendes Desmond is deceased, leaving Jennifer Walters and Michael Desmond as the trustees of the trust.

This property commonly known as: **5945 Pettus Road, Antioch, TN 37013**

WITNESS MY HAND on this the 2 day of May, 2006.

Jennifer Lynn Walters
**JENNIFER LYNN WALTERS**

**MICHAEL DESMOND**

STATE OF ALABAMA COUNTY OF Coffee

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, JENNIFER LYNN WALTERS, CO-TRUSTEE OF THE REVOCABLE DESMOND LIVING TRUST dated December 1, 2004, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 2 day of May, 2006.

My commission expires: 10/16/2006

Debra J Tou
Notary Public

(Seal)

STATE OF TENNESSEE COUNTY OF Williamson

***PERSONALLY APPEARED BEFORE ME***, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, MICHAEL DESMOND, CO-TRUSTEE OF THE REVOCABLE DESMOND LIVING TRUST dated December 1, 2004, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 4 day of May, 2006.

My commission expires:
MY COMMISSION EXPIRES
SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Carrie Hughes
Notary Public (Seal)

STATE OF TENNESSEE COUNTY OF Williamson

***I HEREBY SWEAR OR AFFIRM*** that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

***WITNESS MY HAND AND OFFICIAL SEAL***, this the 4 day of May, 2006.

Affiant

**SWORN TO AND SUBSCRIBED BEFORE ME**, this the 4 day of May, 2006.

My commission expires:
MY COMMISSION EXPIRES
SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Carrie Hughes
Notary Public (Seal)