THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26590-05-2007** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2007. Notary Public My Commission Expires: 5-23-09

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDQC
Recvd: 11/21/07 13:17 2 pgs
Fees:17.00 Taxes:0.00

20071121-0136437

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michelle M. DeRanieri and Meghan Dougherty 7104 Still Spring Hollow Drive Nashville, TN 37221	~~New Owner~~ Pinnacle Bank 200 Commerce St. #300 Nashville, TN 37219	Map and Parcel No.: 128160A071.00CO

FOR AND IN CONSIDERATION and for the express purpose of making a re-conveyance to create a tenancy by the entireties, **Michelle M. DeRanieri**, unmarried, does hereby quitclaim and convey unto **Nicholas S. Akins, Trustee**, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section 3 Phase I Still Spring Hollow, as of record in Plat Book 9700, page 484, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michelle M. DeRanieri, dated November 16, 2007 from Hamid Toloogolzari of record in Instrument No. 20071121013643 4, Register's Office for Davidson County, Tennessee.

This is improved property known as 7104 Still Spring Hollow Drive, Nashville, TN, 37221.

And now, Nicholas S. Akins, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey unto **Michelle M. DeRanieri and Meghan Dougherty, unmarried, as joint tenants with right of survivorship,** his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, We have executed this instrument on this 16th day of November, 2007.

Michelle M. DeRanieri

Nicholas S. Akins, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle M. DeRanieri , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2007.

Notary Public

My Commission Expires: 5-23-09

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas S. Akins, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2007.

Notary Public

My Commission Expires: 5-23-09