| FROM: | TO: |
|---|---|
| **DONALD R. LOFTIS and Wife, DIANNE E. LOFTIS, Tenants by the Entirety** | **ANDRA J. HEDRICK, TRUSTEE** |

**AND**

| FROM: | TO: |
|---|---|
| **ANDRA J. HEDRICK, TRUSTEE** | **DONALD R. LOFTIS and Wife, DIANNE E. LOFTIS, Tenants in Common** |

Davidson County DEEDQC
Recvd: 03/13/09 16:13 4 pgs
Fees:22.00 Taxes:0.00
20090313-0023033

# QUITCLAIM DEED FOR TERMINATING A TENANCY BY THE ENTIRETY AND CREATING A 50/50 TENANCY IN COMMON

---

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Donald R. Loftis<br>Dianne E. Loftis<br>814 Quail Valley Drive<br>Brentwood, TN 37027 | Same | Map 162<br>Group 13<br>Parcel 20 (Res. Parcel "A")<br>Parcel 21 (Lot No. 20) |

**THIS INSTRUMENT PREPARED BY:**

**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $NONE.

**Andra J. Hedrick, Trustee** Trustee

Subscribed and sworn to before me, this 12th day of March, 2009.

Linda W. Robertson
NOTARY PUBLIC

My Commission Expires: 4/27/2013

LINDA W. ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**KNOW ALL MEN BY THESE PRESENTS** that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to terminate a tenancy by the entirety, but to create a 50/50 tenancy in common between us, we, **DONALD R. LOFTIS** and wife, **DIANNE E. LOFTIS**, hereby remise, release and forever quitclaim unto **ANDRA J. HEDRICK, Trustee**, her successors and assigns, certain parcels or tracts of land in Davidson County, Tennessee, which are described in Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, said **ANDRA J. HEDRICK, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and forever quitclaim unto **DONALD R. LOFTIS** and wife, **DIANNE E. LOFTIS**, as 50/50 tenants in common (and not as tenants by the entirety), their respective heirs and assigns, the same property as described in Exhibit A, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**IN WITNESS WHEREOF,** we have hereunto set out our hands on this 10th day of March, 2009.

**DONALD R. LOFTIS**

**DIANNE E. LOFTIS**

**ANDRA J. HEDRICK, Trustee**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONALD R. LOFTIS**, and wife, **DIANNE E. LOFTIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 10th day of March, 2009.

JAN CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES:
January 9, 2012

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANDRA J. HEDRICK, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 12th day of March, 2009.

Notary Public

LINDA J. ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
1/07/2013

# EXHIBIT A

**Tract No. 1:**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Cedarwood Estates, Section 1, revised of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to **DONALD R. LOFTIS** and wife **DIANNE E. LOFTIS** by warranty deed from **JAMES W. McPHERSON, JR.** and wife, **COLEEN McPHERSON,** of record in Book 7549, page 602, Register's Office for said County.

**Tract No. 2:**

Land in Davidson County, Tennessee, being Reserve Parcel "A" on the Plan of Cedarwood Estates, Section 1, of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to **DONALD R. LOFTIS** and wife **DIANNE E. LOFTIS** by warranty deed from **JAMES W. McPHERSON, JR.** and wife, **COLEEN McPHERSON,** of record in Book 7549, page 602, Register's Office for said County.

This is improved property known as 453-455 Cedar Valley Drive, and unimproved Reserve Parcel "A", Nashville, Tennessee 37211.