BILL GARRETT, Davidson County
Trans:T20090018284 DEEDQC
Recvd: 03/19/09 08:40 2 pgs
Fees:17.00 Taxes:0.00
20090319-0024569

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Kristin Pearson
Derek Pearson
405 Scott Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
083-020-260.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of creating a tenancy by the entirety, We, **Kristin Arnold, n/k/a Kristin Pearson and Derek Pearson,** by these presents do hereby quitclaim our interest unto **Chris Corriveau, Trustee**, his successors and assigns, the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being part of Lots No. 1 and 2 on the unrecorded Plan of a Resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Scott Avenue 300.0 feet north of the northerly margin of Greenwood Avenue, being the northeast corner of the property conveyed to W.B. Sneed and wife, to E.R. Civils, Jr. by deed recorded in Book 766, page 757, said Register's Office; thence with the northerly line of the Civils property, westwardly 155.0 feet to the Easterly line of the H.A. Howe Property, thence with said Howe's easterly line, northwardly 60.0 feet; thence eastwardly 155.0 feet to the westerly margin of Scott Avenue; thence with same, southwardly 60.0 feet to the beginning.

Being the same property conveyed to Kristin Arnold, unmarried, and Derek Pearson, unmarried, joint tenants with right of survivorship, by Warranty Deed from Mary L. Bennett, dated August 15, 2006, of record in Instrument No. 20060817-0101471, Register's Office for Davidson County, Tennessee. Kristin Arnold is now known as Kristin Arnold Pearson by virtue of her marriage to Derek E. Pearson.

This is improved property known as: 405 Scott Avenue, Nashville, TN 37206.

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

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Trustland Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

And now, I, the said **Chris Corriveau, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Kristin Arnold Pearson and husband; Derek E. Pearson,** their heirs and assigns the same property hereinabove described and set forth, to which reference is here 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, this instrument has been executed this 9th day of March, 2009.

Kristin Pearson

Chris Corriveau, Trustee

Derek Pearson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Pearson and Derek Pearson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of March, 2009.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: _____

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chris Corriveau, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of March, 2009.

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: _____

My Commission Expires MAY 8, 2012