BILL GARRETT, Davidson County
Trans:T20090023972 DEEDQC
Recvd: 04/13/09 09:28 3 pgs
Fees:22.00 Taxes:0.00
20090413-0032687

BOX #14A

G# 4210-2
MAP 148-16-0
PARCEL 050.00

FROM	TO
Lolita Kinnard, an unremarried widow	Jennifer L. Johnson, Trustee
AND	
FROM	**TO**
Jennifer L. Johnson, Trustee	Lolita Kinnard et al

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Lolita Kinnard
Affiant

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

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-02-2011

Katherine Goodson
Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Lolita Kinnard and William Glen Kinnard	"New Owners"
(Name)	(Name)
4801 Goodwin Road	
(Street Address)	(Street Address)
Antioch, TN 37013	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in **Lolita Kinnard, unmarried, as to a 99% undivided interest, and William Glen Kinnard, unmarried, as to a 1% undivided interest**, I, **LOLITA KINNARD, an unremarried widow**, by these presents do hereby quitclaim and convey unto **Jennifer L. Johnson, Trustee**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the divisions of lands of J. G. Rieves, deceased, as of record in Plan Book 3, Page 17, of the Chancery Court, and described as follows:

BEGINNING at an iron pin located at the Southwest intersection of the margin of Reeves Road and the N.C. & St. L. Railroad, running thence the following courses and distances;

1. South 34° East along the westerly margin of the N.C. & L. Railroad 51.1 feet to an iron pin; thence,
2. South 60° West for a distance of 136 feet to an iron pin located in the original West line of Lot No. 3A; thence,
3. Along the original West line of Lot No. 3A, North 32° 15 feet West for a distance of 146.7 feet to an iron pin located in the South margin of Reeves Road; thence,
4. Along the South margin of Reeves Road South 86° East for a distance of 166.5 feet to an iron pin and the point of BEGINNING.

ALL in accordance with a survey and plat by Hickerson-Miller dated April 23, 1959.

BEING the same property conveyed to William Kinnard and wife, Lolita Kinnard, by Warranty Deed dated July 26, 1991, from Leslie E. Smith, of record in Book 8412, Page 57, Register's Office for Davidson County, Tennessee. Said interest is now vested in Lolita Kinnard as surviving tenant by the entirety, the said William Kinnard having died March 14, 2009.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as 4801 Goodwin Road, Antioch, Tennessee 37013 .

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

AND NOW, I, the said **Jennifer L. Johnson, Trustee** , for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Lolita Kinnard, unmarried, as to a 99% undivided interest, and William Glen Kinnard, unmarried, as to a 1% undivided interest, as joint tenants with right of survivorship** , 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, we have hereunto set our hands this the 9th day of April, 2009.

Lolita Kinnard

Lolita Kinnard

Jennifer L. Johnson, Trustee

Jennifer L. Johnson, 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 Lolita Kinnard, 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 and official seal at Nashville, Tennessee, this 9th day of April, 2009.

My Commission Expires: 5-02-2011

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Jennifer L. Johnson, Trustee, 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 and official seal at Nashville, Tennessee, this 9th day of April, 2009.

My Commission Expires: 5-02-2011

Katherine Goodson
Notary Public

\KG\JOINT TENANTS.QCD

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.