Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

**THIS INSTRUMENT PREPARED BY:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

**ADDRESS OF NEW OWNER:**
Daniel & Jamie Heard
251 Glenstone Circle
Brentwood, TN 37027

**SEND TAX BILLS TO:**
New Owner

Subscribed and sworn to before me this 30th day of June, 2009.

J. Carlton Drumwright
State of Tennessee Notary Public

NOTARY PUBLIC
My Commission Expires: 9/16/09

Map/Parcel 171-02-O-A-087.00

BILL GARRETT, Davidson County
Trans:T20090048469 DEEDQC
Recvd: 07/17/09 14:46 2 pgs
Fees:17.00 Taxes:0.00
20090717-0067355

## STRAWMAN QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance in order to create a tenancy by the entirety, **Jamie Lynn Cooney, now Heard, and Daniel T. Heard,** Grantors, do hereby quitclaim and convey their interest unto Russell J. McCann, Trustee, Grantee, his successors and/or assigns the following described parcel of land in Williamson County, Tennessee:

A certain condominium apartment in Davidson County, TN, described as Unit No. 87 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, page 4 as amended in Plat Book 6900, page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, page 986 as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jamie Lynn Cooney, unmarried, and Daniel T. Heard, unmarried, by Warranty Deed, from Jennifer Elizabeth Edwards, an unmarried person, of record in Instrument No. 20080418-0039677, Dated April 11, 2008, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

**IN WITNESS WHEREOF**, the undersigned has caused this instrument to be executed on the 30th day of JUNE, 2009.

Jamie Lynn Cooney Heard
**Jamie Lynn Cooney Heard**

**Daniel T. Heard**

And now, I, the said Russell J. McCann, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Daniel T. Heard and Jamie Lynn Heard, husband and wife,** the same property hereinabove described and set forth, 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**, the undersigned has caused this instrument to be executed on the 30th day of JUNE, 2009.

**Russell J. McCann, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jamie Lynn Cooney Heard**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

**Notary Public**

My Commission Expires: 9/14/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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

Witness my hand, at office, this 30th day of June, 2009.

**Notary Public**

My Commission Expires: 9/14/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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

Witness my hand, at office, this 30th day of June, 2009.

**Notary Public**

My Commission Expires: 9/14/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County