This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20100015279 DEEDQC
Recvd: 03/16/10 08:36 4 pgs
Fees:27.00 Taxes:0.00
20100316-0019605

QUITCLAIM DEED

FROM:	)	FROM:
	)	
Rylan Hensley and Pam Hensley	)	Michael J. Philbin, Trustee
	)	
	)	
TO:	)	TO:
	)	
Michael J. Philbin, Trustee		Rylan Hensley and Pam Hensley as Tenants-in-Common with Right of Survivorship

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Rylan Hensley 407 Benita Drive Nashville, TN 37211	SunTrust Mortage, Inc. P. O. Box 79041 Baltimore, MD 21279-0041	Map 133-12-0 Parcel 011.00

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 create a tenancy-in-common with right of survivorship, we Rylan Hensley and his mother Pam Hensley, hereby convey, remise, release and quitclaim all of our interest unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract or parcels of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being all of Lot No. 8 on the Plan of Windsor Park, as shown by plat appearing of record in Plat Book 3600, Page 64, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ryan Hensley and wife, Pam Hensley by deed from Vaughn A. Barfield and wife, Dara F. Barfield, of record Instrument No. 20060615-0071249 in Register's Office for Davidson County, Tennessee. This prior deed incorrectly named Ryan Hensley and Pam Hensley as husband and wife when in fact Rylan is Pam's son. In addition, in the prior deed, Rylan's name was incorrectly spelled Ryan. Ryan (incorrect spelling) and Rylan (correct spelling) Hensley are one and the same person.

This is improved property know as 407 Benita Drive, Nashville, TN 37211.

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

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Rylan Hensley and Pam Hensley (son and mother respectively) as tenants-in-common with right of survivorship, their heirs and assigns; the same property hereinabove described 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.

WITNESS our hands effective this 15th day of March, 2010.

Rylan Hensley

Rylan Hensley

Pam Hensley

Pam Hensley

Michael J. Philbin, 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 Rylan Hensley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2010.

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires May 5, 2011

Commission Expiration Date

Printed Name of Notary

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 Michael J. Philbin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2010.

Sunya Dangerfield

Notary Public

3-22-2011

Commission Expiration Date

Sunya Dangerfield

Printed Name of Notary

SUNYA DANGERFIELD STATE OF TENNESSEE NOTARY PUBLIC MOORE COUNTY

STATE OF TENNESSEE §
COUNTY OF Moore §

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Pam Hensley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lynchburg, Tennessee, this 12th day of March, 2010.

Sunya Dangerfield
Notary Public

3-22-2011
Commission Expiration Date

Sunya Dangerfield
Printed Name of Notary

SUNYA DANGERFIELD
STATE OF TENNESSEE NOTARY PUBLIC
MOORE COUNTY

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Rylan Hensley
Rylan Hensley, Affiant

Subscribed and sworn to before me, this 15th day of March, 2010.

SHANNON PHIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Commission Expiration Date

Notary Public
Shannon Phibbs

Printed Name of Notary

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 Michael J. Philbin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of March, 2010.

Jill Connors
Notary Public

7-3-12
Commission Expiration Date

Jill Connors
Printed Name of Notary

