THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100027671 DEEDQC
Recvd: 05/10/10 08:12 2 pgs
Fees:12.00 Taxes:0.00
20100510-0035305

**[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]**

# QUITCLAIM DEED

(To Create a Tenancy by The Entireties)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Nathan D. Carlson and Shelly K. Carlson<br>7771 Ridgewood Road<br>Goodlettsville, Tennessee 37072 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd., Suite 401<br>Brentwood, TN 37027 | 09-00-59 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **NATHAN D. CARLSON**, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **SHELLY K. CARLSON**, my wife, hereinafter called the Grantee, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described partly according to a survey made by C. J. Carney, Surveyor, March 19, 1963, as follows:

BEGINNING at a point of the Southerly Margin of a 50-foot unnamed street at the northwest corner of the property conveyed to William Frank Gann and wife, by deed from L.F. Durocher, Jr., wife, of record in Book 2960, page 526, Register's Office for said County; thence with said Gann's western boundary line, south 35 degrees 30' east 665 feet to said Gann's southwest corner; thence north 86 degrees 30' West 1225 feet; thence north 3 degrees east 210 feet; thence north 73 degrees 46 feet east 278 feet; thence north 64 degrees east 392 feet; thence southwardly 25 feet; thence north 73 degrees 38' east 184.8 feet to the beginning containing 8.92 acres, more or less.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED HEREFROM:
A Tract of Land conveyed to Thomas Gayle Gregory and wife, Katherine Arene Gregory by deed of record in Book 10940, page 510, said Register's Office.

Being the same property conveyed to Nathan D. Carlson, unmarried, by Warranty Deed from Nick Bradley and Jeri Bradley, husband and wife, of record in Instrument No. 200207180086843, dated 7/16/2002, Register's Office for Davidson County, Tennessee. Nathan D. Carlson is now married to Shelly K. Carlson

This is improved property known as **7771 Ridgewood Road, Goodlettsville, Tennessee 37072**.

Witness my hand this 18 day of **April, 2010**:

Nathan D. Carlson

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 **NATHAN D. CARLSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 27 day of April, 2010:

Notary Public

CHERYL MARIE GOOSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: August 23, 2011

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF APRIL, 2010:

Notary Public

My Commission Expires: 4/29/2010

