This instrument was prepared by Patricia R. Young Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, TN 37027
(615) 373.6910

# QUIT CLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP / PARCEL NO. |
|---|---|---|
| Amber G. McAdams &<br>G. Nelson Crowe II<br>304 Maybelle Lane<br>Nashville TN 37205 | Same | 130130A 014.00 CO |

State of Tennessee )
County of Williamson )

The actual consideration or value for this transfer, whichever is greater is $0.00.

Affiant

Personally appeared before me, sworn to and subscribed before me this 23RD day of August 2010.

My commission expires: 2-18-14

Notary Public

REBECCA L CAREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**FOR AND IN CONSIDERATION** of Ten and No/100ths ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fortuna Partners, LLC** (the "Grantor"), a Tennessee limited liability company, does hereby quitclaim and convey a one-half (1/2) undivided interest unto **G. Nelson Crowe II**, unmarried, and a one-half (1/2) undivided interest unto **Amber G. McAdams**, unmarried (the "Grantee"), their heirs and assigns, for the purposes of creating joint tenancy with the right of survivorship in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plan of Jardin de Belle Subdivision, of record in Instrument No. 20050822-0099470, now known as Belle Park at Cheekwood by Amended and Restated Declarations of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20071023-0125455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Fortuna Partners, LLC by Deed from G. Nelson Crowe II, of record in Instrument No. 20100813-0064001, Register's Office for Davidson County, Tennessee. The purpose of this Quit Claim Deed is to create a joint tenancy with the right of survivorship between G. Nelson Crowe II, unmarried, and Amber G. McAdams, unmarried.

BILL GARRETT, Davidson County
Trans:T20100053428 DEEDQC
Recvd: 08/27/10 09:34 2 pgs
Fees:12.00 Taxes:0.00

20100827-0067884

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS: 304 Maybelle Lane, Nashville, Davidson County, Tennessee, 37205.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this 23rd day of August 2010.

**GRANTOR: FORTUNA PARTNERS, LLC, a Tennessee limited liability company**

By: _____
**G. NELSON CROWE II, Chief Manager**

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

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, G. Nelson Crowe II, the Chief Manager of **Fortuna Partners, LLC**, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Fortuna Partners, LLC, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purpose therein contained, by signing his name as Chief Manager and on behalf of the company.

**WITNESS** my hand and official seal at Brentwood, Tennessee, this 23rd day of August 2010.

My Commission Expire:
2-18-14

_____
**NOTARY PUBLIC**

REBECCA L. CAREY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY