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:T20100079397 DEEDQC
Recvd: 12/17/10 08:52 1 pgs
Fees:12.00 Taxes:0.00
20101217-0100290

**[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#: |
|---|---|---|
| Joshua S. Prichard and Angela N. Prichard<br>2741 Bobby Avenue<br>Nashville, Tennessee 37216 | Churchill Mortgage Corp.<br>761 Old Hickory Blvd., Suite 401<br>Brentwood, TN 37027 | 73-1-86 |

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, **JOSHUA S. PRICHARD**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **ANGELA N. PRICHARD**, hereinafter called the Grantee, my wife, 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 Davidson County, Tennessee, being Lot No. 36, on the Map of Happy Valley, Section B, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, dated September 2, 1945, and further described according to surveys of John S. Kohl, III, dated February 13, 1973 and January 29, 1975, as follows:

Beginning on the northerly margin of Bobby Avenue at a point 1250 feet east of the easterly margin of Cooper Lane; thence with said Avenue easterly 75 feet to the corner of lots 36 and 37; thence with the line between said two lots northwardly 140 feet to the common corner of lots 36 and 37; thence westwardly 75 feet to a point; thence with the line between lots 35 and 36 southwardly 140 feet to the beginning.

Being the same property conveyed to Joshua S. Prichard, unmarried by deed from Matthew A. Manning of record in Instrument No. 20020328-0038217, filed on 03-28-02, and re-recorded in Instrument No. 20020409-0043640, filed on 04-09-2002, said Register's Office.

This is improved property known as **2741 Bobby Avenue, Nashville, Tennessee 37216**.

Witness my hand this 10th day of ~~November~~ December JP, **2010**:

Joshua S. Prichard
**JOSHUA S. PRICHARD**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSHUA S. PRICHARD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 10th day of ~~November~~ December JP, 2010:

Notary Public

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF ~~NOVEMBER~~ December, 2010:

Notary Public

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON