BILL GARRETT, Davidson County
Trans:T20110013441 DEEDQC
Recvd: 03/07/11 10:45 2 pgs
Fees:17.00 Taxes:0.00
20110307-0017858

Instrument Prepared By:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Patricia G. Zimmerly 5210 Southfork Boulevard Old Hickory, TN 37138	Same	063160CO5400CO

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 creating a Tenancy by the Entireties with his wife, **Patricia G. Zimmerly ("Grantor")** does hereby quitclaim and convey his interest unto **Tammy Duncan, Trustee**, his successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

> Land located in Davidson County, Tennessee being Lot No. 54 on the Plan of Planned Unit Development (Private Elements) Phase One-Section Two Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joel D. Zimmerly and wife Patricia G. Zimmerly by deed of record in Instrument No. 20071205-0140717 Register's Office for Davidson County, Tennessee. Joel D. Zimmerly is now deceased.

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 acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Patricia G. Zimmerly

And now, I, the said **Tammy Duncan**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Patricia G. Zimmerly and Nathaniel J. Zimmerly as tenants in common with rights of survivorship,** 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 3rd day of March, 2011.

Tammy Duncan, Trustee

Tammy Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia G. Zimmerly with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2011.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

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

Witness my hand, at office, this 3 day of March, 2011

Notary Public

My Commission Expires: 5/14/2011

Mandy Aisup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2011.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON