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:T20110018745 DEEDQC
Recvd: 03/31/11 09:53 2 pgs
Fees:12.00 Taxes:0.00
20110331-0024668

[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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lis Maria Mingledorff 509 Fairhaven Court Nashville, Tennessee 37211	Churchill Mortgage Corp. 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	161.10-08 105.00 CO

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, I, **JEFFREY A. MINGLEDORFF**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **LIS MARIA MINGLEDORFF**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 296 on the Plan of Villages of Brentwood, Phase Six as of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey A. Mingledorff and wife, Lis Maria Mingledorff by Warranty Deed from R. Lee McCroskey and wife, Debra J. McCroskey and Robert L. McCroskey and wife, Maribel B. McCroskey of record in Book 9510, page 245, dated 10/31/1994, Register's Office for Davidson County, Tennessee. Jeffrey A. Mingledorff and wife, Lis Maria Mingledorff are now divorced.

This is improved property known as **509 Fairhaven Court, Nashville, Tennessee 37211 .**

Witness my hand this 25 day of **March, 2011**:

JEFFREY A. MINGLEDORFF

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 **JEFFREY A. MINGLEDORFF**, 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 25 day of **March, 2011**:

Notary Public

My Commission Expires: 1-6-14

COURTNEY BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN 6, 2014

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th day of **March, 2011**:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON