FROM:	FROM:
ANN TALBOT	ROBERT J. TURNER, TRUSTEE
TO:	TO:
ROBERT J. TURNER, TRUSTEE	NICOLE MAGUIRE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

This Instrument Prepared by from information furnished by others:

ROBERT J. TURNER & ASSOCIATES, P.C.
Robert J. Turner
208 Third Avenue, North
Nashville, TN 37201

ADDRESS NEW OWNER:	**SEND TAX BILL:**	**INSTRUMENT NO:**
Ann Talbot/Nicole Maguire **4916 Trousdale Drive** **Nashville, TN 37220**	**Same**	**MAP NO:** **PARCEL NO:** 146 08 0 127.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and the sum of One Dollar ($1.00) and for the express purpose of making a reconveyance to create a joint tenancy with right of survivorship, I, **ANN TALBOT**, by these presents do hereby quitclaim all my interest unto Robert J. Turner, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 243, on the Plan of Crieve Hall Estates, Section III, as shown on plat of record in Plat Book 2133, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed ro Jeff M. Grissim, unmarried by deed from Christine D. Chambers, unmarried, dated 03/15/2006, of record in Instrument Number 20060503-0051433, Register's Office for Davidson County, Tennessee.
Further being the same property vesting in Jeff M. Grissim by deed from Brad Love by quitclaim deed of record as Instrument No. 20110311-0019459, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Ann Talbot by Warranty Deed from Jeff M. Grissim as of record in Instrument No. 20110311-0019460, Davidson County Register of Deeds Office.

BILL GARRETT, Davidson County
Trans:T20120008234 DEEDQC
Recvd: 02/02/12 14:39 3 pgs
Fees:22.00 Taxes:0.00
20120202-0009686

And now, I the said Robert J. Turner, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim all my interest unto **ANN TALBOT** and **NICOLE MAGUIRE,** as Joint Tenants, with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 31 day of January 2012.

ANN TALBOT

ROBERT J. TURNER, ESQ., TRUSTEE
Robert J. Turner & Assoc., P.C.
208 Third Avenue, North, Suite 100
Nashville, TN 37201
(615) 259-2660

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, William J Jones, Jr, a Notary Public in and for said County and State, the within named **ANN TALBOT**,the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of January, 2012.

WILLIAM J. JONES, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires JULY 6, 2015

My commission expires: 7/6/15

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, William J Jones Jr, a Notary Public in and for said County and State, the within named **ROBERT J. TURNER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31 day of January 2012.

WILLIAM J. JONES, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires JULY 6, 2015

NOTARY PUBLIC

My commission expires: 7/6/15