THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

[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#:
Jessica C. Peach and James E. Peach 613 Oak Forest Lane Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	149-02-0-067.00

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, **JESSICA C. PEACH**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **JAMES E. PEACH**, hereinafter called the Grantee, my husband, 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. 116 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, page 935, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jessica C. Marth, unmarried by deed from Robert B. Byrns and wife, Valerie O. Byrns at Instrument No. 20050209-0015250, filed on 02-09-05, said Register's Office. Jessica C. Marth is now married to James E. Peach, and is now known as Jessica C. Peach.

This is improved property known as **613 Oak Forest Lane, Antioch, Tennessee 37013** .

Witness my hand this 8 day of **March, 2012**:

BILL GARRETT, Davidson County
Trans:T20120019154 DEEDQC
Recvd: 03/16/12 08:53 2 pgs
Fees:12.00 Taxes:0.00
20120316-0022531

Jessica C. Peach
JESSICA C. PEACH

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 **JESSICA C. PEACH**, 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 8 day of March, 2012:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 06 DAY OF MARCH, 2012:

Notary Public

My Commission Expires: 6.3.14

