BILL GARRETT, Davidson County
Trans:T20120028517 DEEDQC
Recvd: 04/19/12 10:08 4 pgs
Fees:27.00 Taxes:0.00
20120419-0033457

FROM:	TO:
JOE EVERTON and Wife, IRENE M. VORBUSCH EVERTON, Tenants by the Entirety	Robert J. Hazard, Trustee

AND

FROM:	TO:
Robert J. Hazard, Trustee	JOE EVERTON and Wife, IRENE M. VORBUSCH EVERTON, Tenants in Common

QUITCLAIM DEED
FOR TERMINATING A TENANCY BY THE ENTIRETY AND CREATING A 50/50 TENANCY IN COMMON

Address New Owner As Follows:	Send Tax Bills To:	Parcel ID Number:
JOE EVERTON IRENE M. VORBUSCH EVERTON 8052 River Road Pike Nashville, TN 37209	Same	07700007100

PREPARED BY:

ROBERT J. HAZARD, ESQ.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, 17TH FLOOR
NASHVILLE TN 37201
PHONE | 615.244.4994
EMAIL | RHAZARD@GSRM.COM
WEBSITE | GSRM.COM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Robert J. Hazard, Trustee

Subscribed and sworn to before me, this 18th day of April, 2012.

Notary Public

My Commission Expires: 1/07/2013

LINDA H. ROBERTSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of making a reconveyance to terminate a tenancy by the entirety, but to create a 50/50 tenancy in common between us, we, JOE EVERTON and wife, IRENE M. VORBUSCH EVERTON, hereby remise, release and forever quitclaim unto Robert J. Hazard, Trustee, his successors and assigns, a certain parcel or tract of land in Davidson County, Tennessee, which is described in Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, said Robert J. Hazard , Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and forever quitclaim unto JOE EVERTON and wife, IRENE M. VORBUSCH EVERTON, as 50/50 tenants in common (and not as tenants by the entirety), their respective heirs and assigns, the same property as described in Exhibit A, 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. The intent of this conveyance is to retitle the property as 50/50 tenants in common solely for estate planning purposes. This transfer is made for estate planning purposes only and it is the intent of JOE EVERTON and IRENE M. VORBUSCH EVERTON that in the event of divorce this property be includible as marital property pursuant to the divorce decree.

IN WITNESS WHEREOF, we have hereunto set out our hands on this18th day of April, 2012.

JOE EVERTON

IRENE M. VORBUSCH EVERTON

Robert J. Hazard, Trustee

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 **JOE EVERTON**, and wife, **IRENE M. VORBUSCH EVERTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of April, 2012.

Notary Public

My Commission Expires:

1/07/2013

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 **Robert J. Hazard, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of April, 2012.

Notary Public

My Commission Expires:

1/07/2013

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described from a survey done by John Kohl & Company, P.C., dated February 5, 1996, Philip B. Taylor, Surveyor's #1459, as follows:

BEGINNING on the southwesterly right of way of River Road at the northwesterly corner of Lot #1, as being shown on the plan of Deer Ridge, not of record, according to a survey by James T. Brewer, Cert. #170, dated November 2, 1973; thence continuing with said right of way, S 38° 00' E, 53.8 feet to the northeasterly corner of the herein described proposed tract; thence leaving said right of way and running S 30° 17'W 500.7 feet; thence S 58° 27'E, 244.1 feet to the westerly edge of an existing gravel drive; thence continuing along said edge of drive with the following four (4) calls: S 35° 06'W, 43.0 feet; thence S 40° 40'W, 39.9 feet; thence 46° 33'W, 77.8 feet; thence along a curve to the left with a radius of 170 feet 82.00 feet (with a chord bearing and distance of S 32° 28'W, 81.2 feet) to the southeasterly corner of the herein described tract; thence leaving said edge of an existing gravel drive and passing through an existing service pole located on the westerly side of said driveway N 88° 53'W 296.0 feet to the southwesterly corner of the herein described tract; thence N 30° 17'E, 908.0 feet to the point of beginning.

Being the same property conveyed to Joe Everton and wife, Irene Vorbusch Everton, by Warranty Deed dated August 16, 1996, from Konrad J.E. Vorbusch and Irene M. Vorbusch Everton, of record in Book 10161, page 119, Register's Office for Davidson County, Tennessee.

This is improved property located at 8052 River Road Pike, Nashville, Tennessee 37209.