AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD
SUITE 220
NASHVILLE, TN 37215-2860

BILL GARRETT, Davidson County
Trans:T20120047089 DEEDQC
Recvd: 06/26/12 11:56 2 pgs
Fees:17.00 Taxes:0.00
20120626-0055959

QUITCLAIM DEED

FROM:	)	**FROM:**
EVERETT MORGAN STROBEL	)	MICHAEL J. PHILBIN, TRUSTEE
TO:	)	**TO:**
MICHAEL J. PHILBIN, TRUSTEE	)	EVERETT MORGAN STROBEL AND MARTIN J. STROBEL AND WIFE, ASHLEY B. STROBEL

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
EVERETT MORGAN STROBEL AND MARTIN J. STROBEL AND WIFE, ASHLEY B. STROBEL 3213 AVENAL AVENUE NASHVILLE, TN 37211	TENNESSEE BANK & TRUST 4700 HILLSBORO ROAD NASHVILLE, TN 37215	133-2-189

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 create a Tenancy-in-Common without right of survivorship, **EVERETT MORGAN STROBEL**, hereby conveys, remises, releases and quitclaims all of his interest unto **MICHAEL J. PHILBIN, TRUSTEE**, his successors-in-trust and assigns, the following described tract/parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 19 and 20 on the Plan of Airdric Subdivision "E" property of D.C. Bujell, as of record in Book 547, Page 42, Register's Office for said County.

Being the same property conveyed to Everett Morgan Strobel by deed form Martin J. Strobel and wife, Ashley B. Strobel of record in Instrument No. 20080123-0006890, Register's Office for Davidson County, Tennessee.

This is improved property known as 3213 Avenal Avenue, Nashville, TN 37211.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **MICHAEL J. PHILBIN, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim the same property hereinabove described to which reference is hereby made, unto **EVERETT MORGAN STROBEL A FIFTY (50%) PERCENT UNDIVIDED INTEREST AND UNTO MARTIN J. STROBEL AND WIFE, ASHLEY B. STROBEL A FIFTY (50%) PERCENT UNDIVIDED INTEREST AS TENANTS-IN-COMMON WITHOUT RIGHT OF SURVIVORSHIP, THE SAID MARTIN J. STROBEL AND WIFE, ASHLEY B. STROBEL TO HOLD TITLE TO THEIR FIFTY (50%) PERCENT UNDIVIDED INTEREST AS TENANTS-BY-THE-ENTIRETY**, their respective heirs and assigns, and said property is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 20th day of June, 2012.

Everett Morgan Strobel

Michael J. Philbin, 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 **Everett Morgan Strobel**, 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 20th day of June, 2012.

COMMISSION EXPIRATION DATE: 1-7-13

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

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 **Michael J. Philbin, Trustee**, 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 20th day of June, 2012.

COMMISSION EXPIRATION DATE: 1-7-13

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

STATE OF TENNESSEE §
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Michael J. Philbin, Affiant

Subscribed and sworn to before me, this 20th day of June, 2012.

COMMISSION EXPIRATION DATE: 1-7-13

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
January 7, 2013
STATE OF TENNESSEE