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

BILL GARRETT, Davidson County
Trans:T20120065801 DEEDQC
Recvd: 09/04/12 09:10 2 pgs
Fees:17.00 Taxes:0.00
20120904-0079280

RECORDER PLEASE NOTE: Please kindly fill in the blank provided in the body of this document with the recording information from the simultaneously submitted Quitclaim Deed.

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. 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. The service provided is limited to the preparation of this instrument in recordable form only.]

QUITCLAIM DEED

(To Create a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin P. Duffey and Palmer C. Duffey and Joan L. Cherry, JTWROS 6137 Chickering Court Nashville, Tennessee 37215	Churchill Mortgage Corp 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	144-10-0-031

For and in Consideration of the sum of ten dollars cash in hand paid, and with the specific intent and for the purpose of creating in the end by return conveyance a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **KEVIN P. DUFFEY and PALMER C. DUFFEY (husband and wife) and JOAN L. CHERRY (unmarried)** we, **KEVIN P. DUFFEY and PALMER C. DUFFEY**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot #48, one the Plan of Chickering Valley, as shown on Plat of record in Plat Book 2331, pages 121,122 and 123, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kevin P. Duffey and wife, Palmer C. Duffey, by deeds of record in Book, 9288, page 846, and Book 9261, page 487, Davidson County Register of Deeds; being further conveyed as to a one-half interest to Joan. L. Cherry from the said Kevin P. Duffey and wife, Palmer C. Duffey by deed of record at Book 9380, page 483, said Register's Office; and being further conveyed by Quitclaim Deed by Joan L. Cherry to the above said Kevin P. Duffey and wife, Palmer C. Duffey, of record in Instrument No. 200409240115680, dated 9/24/2004, said Register's Office; and being further conveyed by Kevin P. Duffey and wife, Palmer C. Duffey to Joan L. Cherry as to a one-half interest, by Quitclaim Deed of record in Instrument No. 200410050120073, dated 10/05/2004, said Register's Office; and being further conveyed to Kevin P. Duffey and wife, Palmer C. Duffey by Quitclaim Deed from Joan L. Cherry of record in Instrument No. 20090605-0052473, said Register's Office; and being further conveyed by Kevin P. Duffey and wife, Palmer C. Duffey as to a one-half interest only to Joan L. Cherry, by Quitclaim Deed of record at Instrument No. 20090730-0071490, said Register's Office; and

Being further conveyed by Quitclaim by Joan L. Cherry to Kevin P. Duffey and Palmer C. Duffey of record at

Instrument No. 20120904-0079278, Davidson County Register of Deeds.

This is improved property known as **6137 Chickering Court, Nashville, Tennessee 37215**

Witness my hand this 29th day of August, 2012:

Kevin P. Duffey

Palmer C. Duffey

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 Kevin P. Duffey, 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, this 29th day of August, 2012:

Notary Public

My Commission Expires: 7-22-14

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 Palmer C. Duffey, 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, this 29 day of August, 2012:

Notary Public

My Commission Expires: 4/15/2014

AND NOW, I, the said **W. Aaron Fortner, as TRUSTEE,** for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release, reconvey, and **QUITCLAIM** unto **KEVIN P. DUFFEY and PALMER C. DUFFEY (husband and wife) and JOAN L. CHERRY (unmarried),** as **JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made for a complete description.

Witness my hand this 29 day of August, 2012:

as Trustee

W. Aaron Fortner, as Trustee

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 W. Aaron Fortner, as 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, this 29 day of August, 2012:

Notary Public

My Commission Expires: 7-22-14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 29 day of August, 2012:

Notary Public

My Commission Expires: 7-22-14