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:T20130007106 DEEDQC
Recvd: 01/25/13 14:12 2 pgs
Fees:17.00 Taxes:0.00
20130125-0008362

[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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kevin P. Duffey and Palmer C. Duffey and Joan L. Cherry 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 **TENANCY IN COMMON** in and to **KEVIN P. DUFFEY and PALMER C. DUFFEY (husband and wife), together as to a one-half interest, and JOAN L. CHERRY (unmarried), as to the remaining one-half interest**, we, **KEVIN P. DUFFEY, PALMER C. DUFFEY, and JOAN L. CHERRY**, 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 last conveyed by Quitclaim to Kevin P. Duffey and Palmer C. Duffey and Joan L. Cherry, as of record at Instrument No. 20120904-0079280, Davidson County Register of Deeds.

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

Witness our hands as of the dates indicated below:

Kevin P. Duffey Date: 1-11-13

Palmer C. Duffey Date: 12/18/12

Joan L. Cherry Date: 12/14/12

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 11th day of ~~December, 2012.~~ January, 2013

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 18th day of December, 2012:

Notary Public

My Commission Expires: 11/03/15

DEBI J. ANDREWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

MY COMMISSION EXPIRES 11/03/2015

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan L. Cherry, 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 14th day of December, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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), together as to a one-half interest, and JOAN L. CHERRY (unmarried), as to the remaining one-half interest,** as **TENANTS IN COMMON**, 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 14 day of December, 2012:

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 14 day of December, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, this 14 day of December, 2012:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON