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:T20130023850 DEEDQC
Recvd: 03/25/13 08:31 3 pgs
Fees:17.00 Taxes:0.00
20130325-0028844

[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 Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Steven R. Johnson, Cynthia B. Johnson, and Erica D. Johnson 500 Landmark Court Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	147110C00100CO

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 **STEVEN R. JOHNSON AND CYNTHIA B. JOHNSON, husband and wife, and ERICA D. JOHNSON, unmarried**, we, **STEVEN R. JOHNSON and CYNTHIA B. JOHNSON**, 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:

Certain Townhouse Unit located in Davidson County, Tennessee, being Unit No. 1 of Landmark Townhomes, as established by Declaration of covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617, No. 20080305-0022273, and further amended in Instrument No. 20081230-0123435, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest i the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Dawn Ezell and Aaron Whitaker, joint tenants with right of survivorship by deed from Meridian Construction Co., LLC at Instrument No. 20090729-0071000, filed on 07-29-2009, Davidson County Register of Deeds; and being further conveyed by Dawn Ezell Whitaker (formerly known as Dawn Ezell) and husband, Aaron Whitaker, to Steven R. Johnson and wife, Cynthia B. Johnson, by Warranty Deed of record at Instrument No. 20130220-0016665, Davidson County Register of Deeds.

This conveyance is subject to all matters of record.

This is improved property known as **500 Landmark Court, Nashville, Tennessee 37211 .**

Witness our hands this 15th day of **March, 2013**:

STEVEN R. JOHNSON

CYNTHIA B. JOHNSON

COUNTY OF Jefferson

STATE OF Colorado

Notice to Notary: Do not alter the form of acknowledgment below, even if you are taking the acknowledgment in a state other than Tennessee.

Note that you must affix your official seal.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVEN R. JOHNSON AND CYNTHIA B. JOHNSON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of **March, 2013**:

CATHERINE J. ROBINSON
NOTARY PUBLIC
STATE OF COLORADO

Notary Public

My Commission Expires: My Commission Expires 02/07/2014

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 above, do hereby remise, release, reconvey, and **QUITCLAIM** unto **STEVEN R. JOHNSON AND CYNTHIA B. JOHNSON, husband and wife, and ERICA D. JOHNSON, unmarried**, together 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 21st day of **March, 2013**:

as Trustee

W. Aaron Fortner, as Trustee

STATE OF TENNESSEE

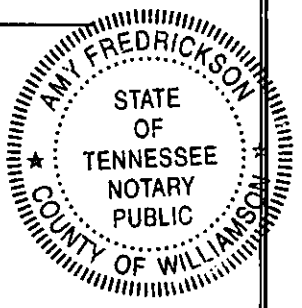
COUNTY OF Williamson

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 21st day of **March, 2013**:

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 THE 21st DAY OF **March, 2013:**

Notary Public

My Commission Expires: 7-22-14

