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:T20130033801 DEEDQC
Recvd: 04/25/13 08:24 1 pgs
Fees:12.00 Taxes:0.00
20130425-0040904

[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 Tenancy by The Entireties)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Michael Ghaffari and Christy L. Ghaffari<br>2104 Ransom Place<br>Nashville, Tennessee 37217 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd., Suite 400<br>Brentwood, TN 37027 | 135-14B-52CO |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the provisions of Tenn. Code Ann §66-1-109, with the intent and for the purpose of creating in the Grantor and Grantee a Tenancy by the Entireties in and to the entire interest in the property previously held by the Grantor alone, I, **MICHAEL GHAFFARI**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **CHRISTY L. GHAFFARI**, hereinafter called the Grantee, my wife, her heirs and assigns, such right, title, and interest as will now create in Grantor and Grantee a Tenancy by the Entireties in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Ransom Place, Section Two, Phase Two, according to the Plan of record in Book 7900, page 526, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Ghaffari, an unmarried man by Warranty Deed from Thomas L. Sergerson and wife, Peggy A. Sergerson dated March 27, 2003 and recorded on April 3, 2003 of record in Instrument No.200304030043888, re-recorded in Instrument No. 200304280056381, Register's Office for Davidson County, Tennessee.

This is improved property known as **2104 Ransom Place; Nashville, Tennessee 37217** .

Witness my hand this 19 day of **April, 2013**:

**MICHAEL GHAFFARI**

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 **MICHAEL GHAFFARI**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 19 day of April, 2013.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE 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 THE 19 DAY OF APRIL, 2013.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON