BILL GARRETT, Davidson County
Trans:T20130035259 DEEDQC
Recvd: 04/30/13 08:44 2 pgs
Fees:12.00 Taxes:0.00
20130430-0042677

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 24th day of April, 2013.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Shari Ehlers		
310 Lake Chateau Drive	Same as New Owner	097-08-0-A-123.00 CO
Hermitage, TN 37076		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JUDY M. EHLERS,** (hereinafter referred to as **"GRANTOR"**) does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **SHARI EHLERS,** (hereinafter referred to as **"GRANTEES"**) her Heirs and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit Number W-3 on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, as corrected and amended in Book 7025, page 380; Book 7367, page 272; Book 10753, page 275 and Book 11012, page 495, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judy M. Ehlers, an unmarried person, by Warranty Deed, dated September 30, 1998, from NP Builders a Tennessee partnership, as of record in Book 11144, page 305, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Shari Ehlers and Judy M. Ehlers by Quitclaim Deed from Judy M. Ehlers and W. Aaron Fortner, Trustee, dated November 8, 2011, of record in Instrument No. 20111121-0090737, Register's Office for Davidson County, Tennessee.

This is improved property known as 310 Lake Chateau Drive, Hermitage, TN 37076

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 9 day of APRIL 2013.

Judy M Ehlers
JUDY M. EHLERS

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF MOBILE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDY M. EHLERS, 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 at MOBILE AC ~~Tennessee~~, this 9 day of APRIL, 2013.

Notary Public

My Commission Expires Oct 8 2014

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 8, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

