BILL GARRETT, Davidson County
Trans:T20130036179 DEEDQC
Recvd: 05/01/13 14:53 2 pgs
Fees:12.00 Taxes:0.00
20130501-0043830

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-

Jeanai J. Ranero, Affiant

Subscribed and sworn to before me this 30 day of April, 2013

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

STATE OF TENNESSEE NOTARY PUBLIC BRIAN LAVOY PAYNE WILLIAMSON COUNTY

PREPARER MAKES NO REPRESENTATIONS/WARRANTIES AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR TAX RAMIFICATIONS OF CONVEYANCE, THE SAME HAVING BEEN PREPARED FROM INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITHOUT BENEFIT OF A TITLE SEARCH.

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeanai J. Ranero 6128 Brentwood Chase Drive Brentwood, TN 37027	New Owner	160-16-0B-023.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jeanai J. Ranero, unmarried,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Jeanai J. Ranero, unmarried, and John Joseph Ranero, married, tenants in common with right of survivorship,** title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No.23 on the Plan for Brentwood Chase Revision One, Section, One, a Planned Unit Development, as of record in Plat Book 9700, Pages 936 through 941, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeanai J. Ranero, unmarried, by Special Warranty Deed from Fifth Third Mortgage Company dated April 15, 2013, of record in Instrument No. 20130424-0040650 Office of Davidson County Register of Deeds.

Further being the same property conveyed from Newmark Homes, L. P. to Srinivas Chiguluri and wife, Rachel R. Chiguluri dated January 30, 2002 and recorded on February 4, 2002, of record in Instrument No. 20020204-0014905, Davidson County Register of Deeds.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6128 Brentwood Chase, Brentwood, Tennessee 37027.

Witness my hand this 30th day of April, 2013.

Jeanai J. Ranero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeanai J. Ranero, 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 purpose therein stated.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2013.

Brian Lavoy Payne, Notary Public

My commission expires: 11/23/14

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY