THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160031123 DEEDQC
Recvd: 04/18/16 08:54 2 pgs
Fees:12.00 Taxes:0.00
20160418-0036727

[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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robyn Rochelle Anderson Harris 4944 Whites Creek Pike Whites Creek, TN 37189	Same as Owner	03000006801

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, I, **Tiffani Lynn Anderson Chern**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Robyn Rochelle Anderson Harris**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being TRACT 1 as shown and described according to a Boundary Survey of Gilliam Property, Davidson County, Tennessee, prepared by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, Cole Land Surveying, dated March 6, 1998 and attached as Exhibit A-1 to the Deed of Record in Book 11087, page 415, Register's Office for said County, as follows, to wit:

BEGINNING at an iron pin set along the southwesterly margin of Whites Creek Pike, said iron pin set being North 48° 51' 09" West 240.00 feet to an iron pin set.in the corner of Tract 2 on said boundary survey and corner of the Gilliam property being known as Map No. 30, Parcel 68, thence, along the southwesterly margin of Whites Creek.Pike, North 49° 28' 50" West 190.51 feet to an iron pin set; thence leaving the southwesterly margin of Whites Creek Pike South 23° 20' 46" West 94.51 feet to a point; thence South 09° 30' 45" East 342.65 feet to an iron pin set, common corner with tract No. 2; thence, along the common boundary line with Tract No. 2, North 41° 50' 27" East, 319.10 feet to an iron pin and the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Tiffani Lynn Anderson Chern and Robyn Rochelle Anderson Harris by Executor's Quitclaim Deed from Kenneth T. Anderson, The Duly Appointed Executor of the Estate of Nona Kate Anderson, deceased, of record on 08/20/2015, at Instrument No. 20150820-0084159, Davidson County Register of Deeds.

This is property commonly known as 4944 Whites Creek Pike, Whites Creek, TN 37189.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 8 day of April, **2016**:

Tiffani Lynn Anderson Chern

Tiffani Lynn Anderson Chern

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 **Tiffani Lynn Anderson Chern** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of April, **2016**:

Wanda A. Branch
Notary Public

My Commission Expires: 1-6-2020

WANDA A BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 6, 2020

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 DAY OF April, **2016**:

Notary Public

My Commission Expires: 7-31-18

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON