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:T20160031291 DEEDQC
Recvd: 04/18/16 10:36 2 pgs
Fees:12.00 Taxes:0.00
20160418-0036956

(1)

[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#:
Brandy Choate and Nick Choate 623 General George Patton Nashville, TN 37221	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	142-09-0F-623.00CO

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, **BRANDY CHOATE, formerly known as Brandy L. Hooper**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **BRANDY CHOATE AND NICK CHOATE, as wife and husband**, hereinafter called the Grantees, their heirs and assigns, such right, title, and interest as will now create in Grantees 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 ~~Williamson~~ Davidson County, Tennessee, Unit No. 623, together with the Carport Designated as 623-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, and Book 8123, pages 690, as amended in Book 6900, pages 654, *et seq.*, Register's Office for Davidson County, Tennessee and described in Master Deed recorded in Book 7417, page 396, *et seq.*, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Brandy L. Hooper, an unmarried person, by Warranty Deed, from Laura J. Alexander and husband, Stephen B. Alexander, of record on August 18, 2009, at Instrument No. 20090818-0077582, Davidson County Register of Deeds. Brandy L. Hooper is now married to Nick Choate and is now known as Brandy Choate.

This is improved property known as **623 General George Patton, Nashville, Tennessee 37221 .**

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**:

BRANDY ~~CHOATE~~, formerly known as
Brandy L. Hooper

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 **BRANDY CHOATE**, 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 8 day of April, 2016.

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

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF APRIL, 2016:

Notary Public

My Commission Expires: 3/23/18

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