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:T20160076307 DEEDQC
Recvd: 08/31/16 14:23 2 pgs
Fees:12.00 Taxes:0.00
20160831-0091507

[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#:
Kevin P. Duffey and Palmer C. Duffey 6137 Chickering Court Nashville, TN 37215	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	144-10-0-031.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JOAN L. CHERRY**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **KEVIN P. DUFFEY AND PALMER C. DUFFEY**, husband and wife, hereinafter called the Grantees, their 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:

Land in Davidson County, Tennessee, being Lot #48, one the Plan of Chickering Valley, as shown on Plat of record in Plat Book 2331, pages 121,122 and 123, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kevin P. Duffey and wife, Palmer C. Duffey, by deeds of record in Book, 9288, page 846, and Book 9261, page 487, Davidson County Register of Deeds; being further conveyed as to a one-half interest to Joan. L. Cherry from the said Kevin P. Duffey and wife, Palmer C. Duffey by deed of record at Book 9380, page 483, said Register's Office; and being further conveyed by Quitclaim Deed by Joan L. Cherry to the above said Kevin P. Duffey and wife, Palmer C. Duffey, of record in Instrument No. 200409240115680, dated 9/24/2004, said Register's Office; and being further conveyed by Kevin P. Duffey and wife, Palmer C. Duffey to Joan L. Cherry as to a one-half interest, by Quitclaim Deed of record in Instrument No. 200410050120073, dated 10/05/2004, said Register's Office; and being further conveyed to Kevin P. Duffey and wife, Palmer C. Duffey by Quitclaim Deed from Joan L. Cherry of record in Instrument No. 20090605-0052473, said Register's Office; and being further conveyed by Kevin P. Duffey and wife, Palmer C. Duffey as to a one-half interest only to Joan L. Cherry, by Quitclaim Deed of record at Instrument No. 20090730-0071490, said Register's Office; and being further conveyed by Quitclaim by Joan L. Cherry to Kevin P. Duffey and Palmer C. Duffey of record at Instrument No. 20120904-0079278, filed 09-04-12, and further conveyed by Kevin P. Duffey and Palmer C. Duffey to create a Joint Tenancy with right of survivorship to Kevin P. Duffey and Palmer C. Duffey, husband and wife , and Joan L. Cherry, unmarried of record in Instrument No. 20120904-0079280, filed on 09-04-12, and Further conveyed to create a Tenancy in Common to Kevin P. Duffey and Palmer C. Duffey, husband and wife, together as to a one-half interest and Joan L. Cherry, unmarried as to the remaining one-half interest by Quitclaim Deed of record in Instrument No. 20130125-0008362, filed on 01-25-13, Davidson County Register of Deeds.

This is improved property known as **6137 Chickering Court, Nashville, Tennessee 37215** .

Witness my hand this 18 day of **August, 2016**:

Joan L. Cherry
Joan L. Cherry

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 **Joan L. Cherry**, 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 18 day of August, 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 23 DAY OF AUGUST, 2016:

Notary Public

My Commission Expires: 5/23/18

