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:T20170015199 DEEDQC
Recvd: 02/21/17 13:15 2 pgs
Fees:12.00 Taxes:0.00
20170221-0017273

Recorder Please Note: Please be sure to index the final Grantees in the Re-Conveyance as the final vested owners.

[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 Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Loretta Y. Cheairs and Holly S. Leach 1056 Blue Mountain Lane Antioch, TN 37013	Same as Owners	135 14 0A 209.00

For and in Consideration of the sum of ten dollars cash in hand paid, and with the specific intent and for the purpose of creating in the end by RE-CONVEYANCE a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **LORETTA Y. CHEAIRS and HOLLY S. LEACH**, I, **LORETTA Y. CHEAIRS, f/k/a LORETTA Y. CHEAIRS-LAURY**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Being Lot No. 209 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Five, of record in Book 8250, Page 842, as amended in Book 10890, page 215, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Vincent Laury and wife, Loretta Y. Cheairs-Laury, by Warranty Deed from W.L. Bainbridge, Inc., filed on 03/08/1999, at Book 11372, page 876; and being further awarded to Loretta Y. Cheairs-Laury free and clear of all claims of Vincent Laury, by Final Decree of Divorce in the matter of *Loretta Y. Laury v. Vincent M. Laury*, 8th Circuit Court for Davidson County, Tennessee at Nashville, Case No. 05D-1393, entered 05/22/2006, and filed of record at Instrument No. 20060620-0073802, Davidson County Register of Deeds.

This is property commonly known as 1056 Blue Mountain Lane, Antioch, TN 37013.

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 16th day of February, **2017**:

Loretta Y. Cheairs

Loretta Y. Cheairs, f/k/a Loretta Y. Cheairs-Laury

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 **Loretta Y. Cheairs, f/k/a Loretta Y. Cheairs-Laury** 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 16th day of February, **2017**:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RE-CONVEYANCE

AND NOW, I, the said **W. Aaron Fortner, as TRUSTEE** for the express purpose of carrying out the intent of this instrument as above set out, do hereby remise, release, reconvey, and **QUITCLAIM** unto **LORETTA Y. CHEAIRS and HOLLY S. LEACH as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** (specifically so that the owner who survives between these two shall be vested immediately with full title to the property described herein upon the death of the other owner), all of my right, title and interest in the same property hereinabove described and set forth, to which reference is hereby made for a complete description.

Witness my hand this 16 day of February, **2017**:

as Trustee

W. Aaron Fortner, as Trustee

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 **W. Aaron Fortner, as Trustee**, 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 purposes therein contained.

Witness my hand and official seal, this 16th day of February, **2017**:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF February, **2017**:

Notary Public

My Commission Expires: 6/2/2018

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON