THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170058369 DEEDQC
Recvd: 07/10/17 08:12 2 pgs
Fees:17.00 Taxes:0.00
20170710-0068670

Recorder/Assessor: Please be certain to index and show ownership in the final Grantees in this "strawman deed", and not in the Trustee.

[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#:
Keely Jones and Carlos Spragling, III 7001 Sugarplum Road Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	181-01-0A-036.00CO

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 return conveyance a **JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** in and to **KEELY JONES AND CARLOS SPRAGLING, III**, we, **KEELY JONES AND CARLOS SPRAGLING, III**, by these presents do remise, release and **QUITCLAIM** unto **W. AARON FORTNER, as TRUSTEE,** his successors and assigns, all of our right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Sugar Valley, Section 1, of record in Book 9700, page 709, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Keely Jones and Carlos H. Spragling, III, by Warranty Deed from Steven L. Zolkower and wife, Janet Ann Zolkower, of record in Instrument No. 20050524-0058645, Register's Office for Davidson County, Tennessee, and recorded May 24, 2005.

This is improved property known as **7001 Sugarplum Road, Nashville, Tennessee 37211.**

Witness our hands this **30th** day of **June, 2017**:

KEELY JONES

CARLOS SPRAGLING, III

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 KEELY JONES AND CARLOS SPRAGLING, III, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of June, 2017:

Notary Public

My Commission Expires: 12-12-20

AMANDA MINOR
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 **KEELY JONES AND CARLOS SPRAGLING, III**, 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 30th day of June, 2017:

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 30th day of June, 2017:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
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 30th DAY OF JUNE, 2017:

Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON