MAIL

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:T20170064368 DEEDQC
Recvd: 07/27/17 09:04 2 pgs
Fees:12.00 Taxes:0.00
20170727-0075978

Recorder and Assessor Please Note: Please be sure to index and show ownership in the final Grantees as stated 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#:
Dana Reed and Hunter D. Reed 5027 Darlington Drive Nashville, TN 37211	Same as Owner	147-9-A-1.00 CO

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 Dana Reed and Hunter D. Reed**, I, **Dana Reed**, 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:

Land in Davidson County, Tennessee, being Unit 3-B on Lot No. 3 on the Plan of Darlington Place, of record in Book 6200, Page 544 aka Unit 3B Darlington Condominiums of record in Master Deed of record in Book 7357, page 380, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dana Reed by Warranty Deed from Mary Frances White, filed on 09/02/2016, at Instrument No. 20160902-0092652, Davidson County Register of Deeds.

This is improved property known as 5027 Darlington Drive, Nashville, TN 37211.

Witness my hand this 13 day of July, 2017:

Dana Reed

Dana Reed

STATE OF UTAH

COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dana Reed,** 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 13th day of July, 2017:

Heather Watts
Notary Public

My Commission Expires: May 5, 2021

HEATHER WATTS
Notary Public – State of Utah
Comm. No. 694628
My Commission Expires on
May 5, 2021

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 **Dana Reed and Hunter D. Reed**, 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 17 day of July, 2017:

, 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 17 day of July, **2017**:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ZERO/NONE.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 DAY OF July, 2017:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON