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
Batch# 63972 **DEEDQC**
03/01/2018 11:02:22 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180301-0019258

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, 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 by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

QUITCLAIM DEED

(To Create a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Suzan E. Mattson and Daniel Hencken and Jessica L. Mattson 1740 24th Avenue North Nashville, TN 37208	Owners	081-10-0-216.00

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 **SUZAN E. MATTSON AND DANIEL HENCKEN, WIFE AND HUSBAND, AND JESSICA L. MATTSON**, we, **SUZAN E. MATTSON and DANIEL HENCKEN**, wife and husband, 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. 158 on the Plan of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 158 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Suzan E. Mattson and Daniel Hencken, wife and husband by Warranty Deed from Jorge Lopez, unmarried, of record on October 25, 2017, at Instrument No. 20171025-0109280, Davidson County Register of Deeds.

This is property commonly known as 1740 24th Avenue North, Nashville, TN 37208.

Witness our hands this 21ST day of February, **2018**:

Suzan E Mattson
SUZAN E. MATTSON

D. Hencken
DANIEL HENCKEN

STATE OF Georgia

COUNTY OF Chatham.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzan E. Mattson and Daniel Hencken** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of February, **2018**:

Penny C Hunter
Notary Public

My Commission Expires: June 4, 2019

Penny C Hunter
NOTARY PUBLIC
Bulloch County, GEORGIA
My Commission Expires June 4, 2019

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 **SUZAN E. MATTSON AND DANIEL HENCKEN, WIFE AND HUSBAND, AND JESSICA L. MATTSON, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 28 day of February, **2018**:

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 28th day of February, **2018**:

Amanda Minor
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 28th DAY OF February ~~2018~~.

Amanda Minor
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON