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# 70750 DEEDQC
03/19/2018 12:10:56 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20180319-0025644

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 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#:
Charlene Brannon, Chase Brannon, and Embrey Brannon 601 Morrow Road Nashville, TN 37209	Peoples Home Equity, Inc. 5205 Maryland Way, Suite 100 Brentwood, Tennessee 37027	091-11-0-023.00

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 **CHARLENE BRANNON, AND CHASE BRANNON AND WIFE, EMBREY BRANNON**, we, **CHASE BRANNON AND WIFE, EMBREY BRANNON**, 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. 37 on the Revised Plan of Morrow Meadows. Section One, of record in Book 2083, Page 105, Register's Office for Davidson County. Tennessee.

Said Lot No. 37 fronts 57.0 feet on the westerly margin of Morrow Road and extends back 124.4 feet on the northerly line and 120.9 feet on the southerly line to a dead line in the rear, measuring 48.94 feet thereon.

Being the same property conveyed Chase Brannon and Embrey Brannon, husband and wife by deed from Patricia Walden Sullivan and husband, Danny G. Sullivan of record on February 23, 2018, at Instrument No. 20180223-0017179, Davidson County Register of Deeds.

This property is commonly known as **601 Morrow Road, Nashville, TN 37209**.

Witness our hands this 14 day of March, **2018**:

Chase Brannon
Chase Brannon

Embrey Brannon
Embrey Brannon

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 **Chase Brannon** 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 14th day of March, **2018**:

Amanda Minor
Notary Public

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12.12.20

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 **Embrey Brannon** 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 14th day of March, **2018**:

Amanda Minor
Notary Public

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 12.12.20

RE-CONVEYANCE to FINAL GRANTEES

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 **CHARLENE BRANNON, AND CHASE BRANNON AND WIFE, EMBREY BRANNON, 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 15 day of MARCH, **2018**:

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 15th day of March, **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 15th DAY OF March, **2018**:

Amanda Minor
Notary Public

My Commission Expires: 12.12.20

AMANDA MINOR
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON