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# 93336 DEEDQC
05/17/2018 09:17:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180517-0047122

[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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas Bailey and Jami B. Whitworth-Hankins 4409 Idaho Avenue Nashville, TN 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	103-04-0-053.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **VICKIE BAILEY PARMER**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **NICHOLAS BAILEY AND JAMI B. WHITWORTH-HANKINS, TENANTS IN COMMON**, hereinafter called the Grantees, their heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 310 of Block No. 17 on the Plan of Charlotte Park First Addition to Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Juanita Bailey by Warranty Deed from Joe E. West and wife, Joy A. West, of record on August 13, 1965, of record in Book 3923, page 431, Davidson County Register of Deeds. Further conveyed to Dorothy Juanita Bailey and husband James N. Bailey, Jr, by Quitclaim Deed from Dorothy Juanita Bailey, of record on June 19, 1992, at Book 8655, page 690, Davidson County Register of Deeds. James N. Bailey, Jr. has since died, leaving Dorothy Juanita Bailey as the Surviving Tenant by the Entirety. Dorothy K. Bailey has since died April 4, 2015, leaving the property to her three children, namely Nicholas D. Bailey, Vickie Bailey Parmer, Jami Whitworth-Hankins, per her Last Will and Testament, which is probated at Case No. 15P1600, Davidson County, Tennessee Probate Court.

This property is commonly known as **4409 Idaho Avenue, Nashville, TN 37209**.

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 11th day of May, **2018**:

Vickie B. Parmer

Vickie Bailey Parmer

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 Vickie Bailey Parmer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of MAY, 2018:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
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 11 DAY OF May, 2018:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON