Davidson County DEEDQC
Recvd: 12/28/15 12:57 7 pgs
Fees:37.00 Taxes:0.00
20151228-0130008

QUITCLAIM DEED

~~MAIL RECORDED DEED TO:~~

DEBORAH RHOADS
1101 MORROW AVE.
NASHVILLE, TN 37204

1513327 TN/RTC

OWNER (SEND TAX BILLS TO):

DEBORAH RHOADS
1101 MORROW AVE.
NASHVILLE, TN 37204

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FORREST NEIL RHOADS, JR., whose address is 50 Murray St., San Francisco, CA 94112, DEBORAH RHOADS, whose address is 1101 Morrow Ave., Nashville, TN 37204, AND FORREST NEIL RHOADS, SR., whose address is 1101 Morrow Ave., Nashville, TN 37204, all individually and as TRUSTEES, under the MARJORIE JOINES RHOADS TRUST dated January 14, 2004 (herein, "Grantor"), whose address is, hereby bargains, sells, remises, releases, quit claims and conveys to DEBORAH RHOADS, an unmarried woman (hercin, "Grantee"), whose address is 1101 Morrow Ave., Nashville, TN 37204, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1101 Morrow Ave., Nashville, TN 37204

WITNESS my hand and seal this 24th day of October, 2015.

MAIL TO:
Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

PIN NO: 117-16-0-192-00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Marjorie Joines Rhoads Trust dated January 14, 2004

Deborah Rhoads, Individually, and as Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Deborah Rhoads, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Marjorie Joines Rhoads Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2015

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

GRANTOR:

Marjorie Joines Rhoads Trust dated January 14, 2004

Forrest Neil Rhoads, Sr.
Forrest Neil Rhoads, Sr., Individually, and as Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Forrest Neil Rhoads, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Marjorie Joines Rhoads Trust, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2015

[Affix Notary Seal]

Steven W. Nordstrom
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

GRANTOR:

Marjorie Joines Rhoads Trust dated January 14, 2004

Forrest Neil Rhoads, Jr., Individually, and as Trustee

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State of California)
County of SAN FRANCISCO)

On OCTOBER 29TH 2015, before me, L. TORTOLERO, a Notary Public, personally appeared FORREST NEIL RHOADS, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument, the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

L. TORTOLERO
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2054457
SAN FRANCISCO COUNTY
My Comm. Exp. February 3, 2018

Signature page and certificate bear embossment.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

GRANTEE

Grantee signature Deborah Rhoads
Deborah Rhoads

Subscribed and sworn to under oath before me, this 24th day of October, 2015.

[Affix Notary Seal]

Steven W. Nordstrom
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/31/17

STEVEN W. NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
October 31, 2017

EXHIBIT A

To certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 23 and 24 on the Map of S.F. and C.D. Morrow's Subdivision, as of record in Book 332, page 86, Register's Office for said County.

Said lots adjoin and front together 100 feet on the southerly side of Morrow Street and run back between parallel lines, with the westerly margin of Dorris Avenue, 204.5 feet to a dead line.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS INSTRUMENT 20040513-0056022.

PIN: 117-16-0-192-00

True Copy Certification

I, Betti Patterson, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Betti Patterson, Recording Team

STATE OF IL
COUNTY OF Cook

Personally appeared before me, JOAN LOWERY, a notary public for this county and state, Betti Patterson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: _____

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/18