Davidson County DEEDQC
Recvd: 03/16/16 08:42 5 pgs
Fees:27.00 Taxes:0.00
20160316-0024755

Return / Mail To: NCS
9087 Foothills Blvd. Ste 700
Roseville, CA 95747
800-958-8060

AFTER RECORDING RETURN TO:
SARAH R. FORGES
1515 PARIS AVENUE
NASHVILLE, TN 37212
File No. 2301-231498 1of3

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 117-04-0-270.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 7th day of March 2016, by and between **SARAH R. FORGES, WHO ACQUIRED TITLE AS SARAH R. TOWNSEND, AS SURVIVING TENANT BY THE ENTIRETY**, a mailing address of 1515 PARIS AVENUE, NASHVILLE, TN 37212, hereinafter referred to as Grantor(s) and **SARAH R. FORGES, AN UNMARRIED WOMAN**, a mailing address of 1515 PARIS AVENUE, NASHVILLE, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1515 PARIS AVENUE, NASHVILLE, TN 37212

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Derivation: Being the same property conveyed to Theodore R. Townsend Jr. and wife, Sarah R. Townsend by Deed from J. D. Carroll and wife, Mary E. Carroll, of record in Book 4160, page 344, Register's Office for Davidson County. Theodore R. Townsend, Jr. and Sarah R. Townsend, were married on September 9, 1957, in Davidson County, Tennessee. At the time of their marriage neither was a party of another marriage, their marriage continued uninterrupted until the death of Theodore R. Townsend, Jr., in Davidson County, TN, on September 7, 1968, Sarah R. Townsend aka Sarah R. Forges remains as surviving tenant by the entirety.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sarah R Forges Who Acquired Title as Sarah R Forgee SF Townsend
SARAH R. FORGES, WHO ACQUIRED
TITLE AS SARAH R. TOWNSEND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Sarah R Forges, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 7th day of March, 2016.

Notary Public
My Commission expires: 05-08-2018

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF California
COUNTY OF Placer

Sworn to before me this 14th day of March, 2016.

Notary Public
My Commission Expires: May 15, 2019

NANCY L. GEIGER
Comm. #2110300
Notary Public - California
Placer County
Comm. Expires May 15, 2019

Name and address for person(s) responsible for taxes:

SARAH R. FORGES
1515 PARIS AVENUE
NASHVILLE, TN 37212

Name and address of property owner:

SARAH R. FORGES
1515 PARIS AVENUE
NASHVILLE, TN 37212

Order Number: 2301-231498

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Being the easterly 50 feet of Lot No. 56 and the easterly 50 feet of the northerly 55 feet of Lot No. 57 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County, and described as follows:

Beginning on the southerly margin of ParisAvenue 110 feet easterly from the easterly margin of Belmont Boulevard; thence with the southerly margin of said Avenue eastwardly 50 feet to the westerly margin of an alley; thence with the westerly margin of said alley southwardly 130 feet; thence parallel with said Avenue westwardly 50 feet; thence northwardly 130 feet to the beginning.

Being the same property conveyed to Theodore R. Townsend Jr. and wife, Sarah R. Townsend by Deed from J. D. Carroll and wife, Mary E. Carroll, of record in Book 4160, page 344, Register's Office for Davidson County. Theodore R. Townsend, Jr. and Sarah R. Townsend, were married on September 9, 1957, in Davidson County, Tennessee. At the time of their marriage neither was a party of another marriage, their marriage continued uninterrupted until the death of Theodore R. Townsend, Jr., in Davidson County, TN, on September 7, 1968, Sarah R. Townsend aka Sarah R. Forges remains as surviving tenant by the entirety.

APN: 117-04-0-270.00

True Copy Certification

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

Signature

County of Placer)
) ss.
State of CA)

On 8.21.14 before me, Maria Spaeth, Notary Public personally appeared Terri Miskell 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.

Maria Spaeth

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018