Davidson County DEEDQC
Recvd: 08/09/16 14:29 6 pgs
Fees:32.00 Taxes:0.00
20160809-0082908

QUITCLAIM DEED

File#: CF-TN-16638

MAIL RECORDED DEED TO:

PEARL MCDONALD FORBES
OSMOND THEODORE FORBES
604 WOODSHIRE DRIVE
GOODLETTSVILLE, TN 37072

OWNER (SEND TAX BILLS TO):

PEARL MCDONALD FORBES
OSMOND THEODORE FORBES
604 WOODSHIRE DRIVE
GOODLETTSVILLE, TN 37072

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, PEARL MCDONALD FORBES, who acquired title as PEARL C. MCDONALD, a remarried widow, joined by her spouse, OSMOND THEODORE FORBES (herein, "Grantor"), whose address is 604 Woodshire Drive, Goodlettsville, TN 37072, hereby bargains, sells, remises, releases, quit claims and conveys to PEARL MCDONALD FORBES and OSMOND THEODORE FORBES, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 604 Woodshire Drive, Goodlettsville, TN 37072, 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: 604 Woodshire Drive, Goodlettsville, TN 37072

WITNESS my hand and seal this 2 day of August, 2016.

PIN NO: 33-10-5 11D 41640

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

GRANTOR:

Pearl McDonald Forbes, who acquired title as Pearl C. McDonald

Pearl McDonald Forbes, who acquired title as
Pearl C. McDonald

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pearl McDonald Forbes, who acquired title as Pearl C. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of August, 2016.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

GRANTOR:

Osmond Theodore Forbes

Osmond Theodore Forbes

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Osmond Theodore Forbes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of AUGUST, 2016.

[Affix Notary Seal]

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

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.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Pearl McDonald-Forbes.
Pearl McDonald Forbes

Subscribed and sworn to under oath before me, this 2 day of AUGUST, 2016

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RIDGEMONT ESTATES, SECTION 1, AS OF RECORD IN PLAT BOOK 5050, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20020917-0113066, on September 17, 2002.

PIN NO: 33-10-5 11D 41640

STREET ADDRESS:

604 Woodshire Drive, Goodlettsville, TN 37072

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, do hereby make 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.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY