Return to: Dawn Fetlak/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-18202

After Recording Return to:

Bill Garrett Davidson County
Batch# 53716 DEEDQC
02/01/2018 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180201-0010224

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
06111019300

QUITCLAIM DEED

[this deed is being executed to remove deceased spouse from title]

3233702-07

New Owner/ Property Being Conveyed
John Mark Forrester
1108 Eastdale Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 24 day of November, 2017, between JOHN MARK FORRESTER, individually and surviving spouse of Elaine B. Forrester, Deceased (June 08, 2017), residing at 1108 Eastdale Avenue, Nashville, TN 37216, hereinafter referred to as "**Party of the First Part**" and JOHN MARK FORRESTER, an unmarried man, hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in the City of Nashville, County of Davidson and State of Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 125, ON THE PLAN OF EASTDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGES 29 AND 30 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO MATTERS AS SET FORTH ON THE PLAN OF RECORD IN PLAT BOOK 547, PAGES 29 AND 30, SAID REGISTER'S OFFICE, INCLUDING ANY AND ALL SETBACK LINES, EASEMENTS, NOTES, RESTRICTIONS, ETC., AS MAY BE SHOWN THEREON.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JOHN MARK FORRESTER AND ELAINE B. FORRESTER, HUSBAND AND WIFE, FROM WILLIAM B. FLETCHER AND LINDA T. FLETCHER, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED JULY 29, 1997 IN BOOK 10545, PAGE 797 IN DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1108 Eastdale Avenue, Nashville, TN 37216
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

DAVID STARNES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JOHN MARK FORRESTER,
individually and surviving spouse of
Elaine B. Forrester, Deceased

STATE OF TENNESSEE }

COUNTY OF Wilson }

On this 24 day of November, 2017, before me personally appeared **JOHN MARK FORRESTER**, individually and surviving spouse of Elaine B. Forrester, Deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: April 6 2020

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $10.00.

DAVID STARNES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JOHN MARK FORRESTER,
individually and surviving spouse of
Elaine B. Forrester, Deceased

Subscribed and sworn to before me this 24 day of November, 2017.

NOTARY PUBLIC

My Commission Expires: April 6 2020

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, Rae Bodony, 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.

Rae Bodony
Signature

State of Ohio

County of Lorain

Personally appeared before me, ~~[Name of Notary]~~ Melissa C Harris, a notary public for this county and state, ~~[name of person making certification]~~ Rae Bodony who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa C. Harris
Notary's Signature
Melissa C. Harris

My Commission Expires: March 23, 2019
Notary' Seal (if on paper)

