Bill Garrett Davidson County
Batch# 83037 DEEDQC
04/20/2018 09:49:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180420-0037299

This instrument prepared by and return to:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

This Deed was prepared from information provided by the parties, referenced herein. There was no title search performed on the property, so the preparer of this document assumes/has no liability as to the accuracy or the status of the title.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Rodney Fortner & Alexander Rivera	**New Owner**	**062 00 0 010.00**
5701 Brimwood Dr Nashville, TN 37211		

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Rodney Fortner, unmarried, hereinafter called the Grantor, do hereby quitclaim and convey unto Rodney Fortner and Alexander Rivera, joint tenants with rights of survivorship, hereinafter called the Grantee, their heirs and assigns, all of their Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point in the South margin of Pennington Bend Road at a stake 399 feet West of the Northeast corner of the property conveyed to J.L. Daugherty and wife, Minnie E. Daugherty by deed from M.C. McCauley and wife, of record in Book 1541, Page 632, Register's Office for Davidson County, Tennessee; thence South 26 degrees 55 minutes West 305 feet to a point; thence North 63 degrees 20 minutes West 150 feet to a point; thence North 26 degrees 56 minutes East 306 feet to a point in the South margin of Pennington Bend Road; thence South 62 degrees 39 minutes East 150 feet to the point of beginning.

Being the same property conveyed unto Rodney Fortner by Warranty Deed from Kathy L. Teagardin f/k/a Kathy L. Entsminger, umarried, dated 10/1/15 and recorded 10/6/15 in Instrument No. 20151006-0101729, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This property is known as: 2530 Pennington Bend Rd., Nashville, TN 37214.

Executed on this 17th day of April, 2018.

Rodney Fortner

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Rodney Fortner, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of April, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Sworn to and subscribed to me, the undersigned, this 17th day of April, 2018.

Notary Public

My Commission Expires: 1-8-19

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 1-8-19