Bill Garrett Davidson County
Batch# 83037 DEEDQC
04/20/2018 09:49:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180420-0037300

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**	**096 12 0 016.00**
5701 Briarwood 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, a single man, 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:

BEING Lot No. 15, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rodney Fortner, a single man, by Warranty Deed from Curtis L. Maloney and wife, Jennifer L. Maloney, dated 4/11/16 and recorded 4/14/16 in Instrument No. 20160414-0035595, 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: 3246 Cloverwood Drive, 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, a single man, 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

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