Bill Garrett Davidson County
Batch# 131020 DEEDQC
08/20/2018 02:25:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180820-0082454

QUITCLAIM DEED

MAIL RECORDED DEED TO:

WILLOW FORT
1901 ELECTRIC AVENUE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

WILLOW FORT
1901 ELECTRIC AVENUE
NASHVILLE, TN 37206

1805134TNAP

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, WILLOW FORT, an unmarried woman, who acquired title as WILLOW EDEN FORT, a married woman (herein, "Grantor"), whose address is 1901 Electric Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to WILLOW EDEN FORT, an unmarried woman (herein, "Grantee"), whose address is 1901 Electric Avenue, Nashville, TN 37206, 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: 1901 Electric Avenue, Nashville, TN 37206

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.

WITNESS my hand and seal this 13th day of August, 2018.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

PIN NO: 94-2-194

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Willow Fort, who acquired title as Willow Eden Fort

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Willow Fort, who acquired title as Willow Eden Fort, 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 13 day of August, 2018.

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Ø.

Grantee:

Grantee signature: _____
Willow Fort
EDEN

Subscribed and sworn to under oath before me, this 13 day of August, 2018 by Willow Fort.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 12-17-2018

[Affix Notary Seal]

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 44 ON THE PLAN OF UNITED ELECTRIC RAILWAY COMPANY'S ADDITION, OF RECORD IN BOOK 161, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF ELECTRIC AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE EAST MARGIN OF SOUTH 19TH STREET, 150 FEET TO AN ALLEY.

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, in Warranty Deed Book as Instrument No. 20030822-0122518 on August 22, 2003.

PIN NO: 94-2-194

STREET ADDRESS:

1901 Electric Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

18-010951 (JL)

True Copy Certification

I, Isaac Loomer , do hereby make an 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.

Isaac Loomer, Recording Team Lead

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Isaac Loomer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/18

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/18