QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 167732 **DEEDQC**
11/28/2018 10:51:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181128-0115981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert E. Forkins and Christine Forkins	**SWBC Mortgage Corp.**	**071-11-0-116.00**
(NAME)	(NAME)	
12200 Diamond Hill Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Midlothian, VA 23133	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROBERT E. FORKINS, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ROBERT E. FORKINS, MARRIED AND CHRISTINE FORKINS, SINGLE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST ONE-HALF (1/2) LOT NO. 44 ON THE PLAN OF TRINITY HEIGHTS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF MARSHALL AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT E. FORKINS, BY WARRANTY DEED FROM LYNDSEY S. HIGGINS, OF RECORD IN INSTRUMENT NUMBER 20180614-0057203, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **315 Marshall St. Nashville, Tennessee 37207**

Witness our hands this the 21 day of November, 2018.

ROBERT E. FORKINS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT E. FORKINS,** the within named bargainor, 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 and official seal, this the 21 day of November, 2018.

Notary Public

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021