The actual consideration or value, whichever is greater for this transfer is: $10.00

Stephanie Galaher
Affiant Signature

Subscribed and sworn to me on this 24th day of April, 2019.

Notary Public

My commission expires: 10/7/2019

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

THIS INSTRUMENT WAS PREPARED BY:

Cody Galaher, Attorney at Law
BLINK LAW, NASHVILLE LLC
Fifth Third Center | Suite 2000
424 Church Street | Nashville, TN 37219
Phone: 615. 651. 7393 | Fax: 615. 651. 7301 | Email: Cody@BlinkLaw.org

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES HEREIN AND WITHOUT THE BENEFIT OF A SURVEY OR TITLE EXAMINATION. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE STATUS OF LEGAL TITLE TO THE SUBJECT REAL PROPERTY.

THE PARTIES SPECIFICALLY WAIVE PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

Both Parties acknowledge that Attorney Cody Galaher is not serving in any capacity as a closing agent pursuant to the provisions of Section 6045(e) of the Internal Revenue Code.

ADDRESS NEW OWNER:
DANA A. FORREST
204 Wildgrove Court
Antioch, Tennessee, 37013

SEND TAX BILL TO:
DANA A. FORREST
204 Wildgrove Court
Antioch, TN 37013

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of *fifty-two thousand dollars* ($52,000.00) and for other good and valuable consideration, I, MARISELA CORDERO ALCARAZ, as Grantor, hereby transfer and forever quitclaim and convey to DANA ANDREW FORREST, as Grantee, all the right, title, and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee:

MAP REF. NO. 34980 Accessor's Parcel #: 176-05-0B-033.00CO

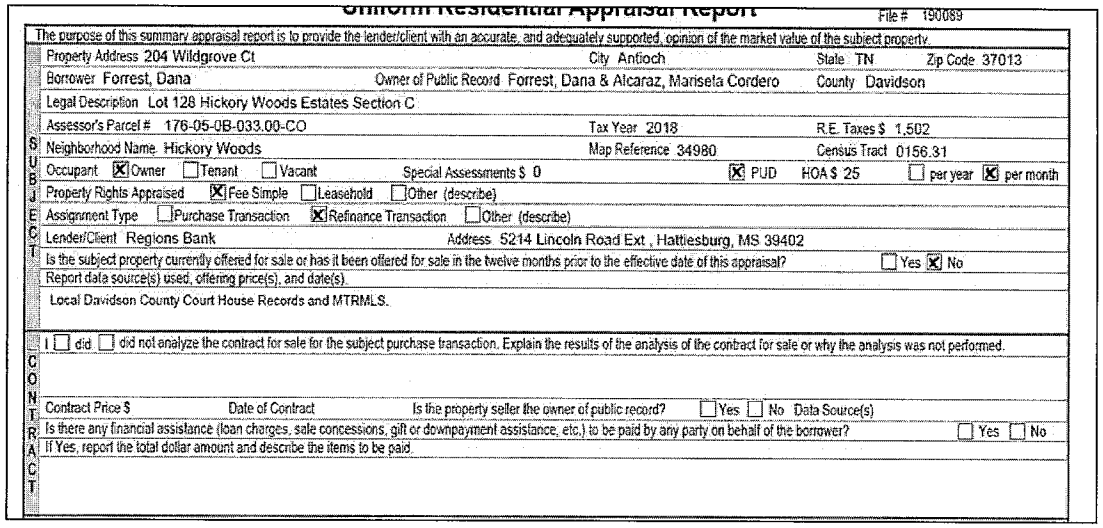
Land in Davidson County, Tennessee, being Lot No. 128 in the Hickory Woods Estates Section C, a plat of which is of record in the Register's Office of Davidson County, Tennessee, and described as Census Tract Number 0156.31.

This is improved property known as 204 Wildgrove Court, Antioch, Tennessee, 37013. Possession to be given May 1, 2019.

Being the same property conveyed to Dana Andrew Forrest by Quit Claim Deed from Marisela Cordero Alcaraz as recorded _____ as Instrument No. _____

Being the same property conveyed to Dana Forrest and Marisela Cordero Alcaraz, husband and wife, by Warranty Deed from Lisa Marie Ramsey, Linda Lee Pelham, Doris Elaine Breedlove, Eric Mason Warren, and Ronnie Madison Ramsey all devisees of Mildred Lee Lester Ward, deceased, dated 10-3-13, recorded 10-11-13 No. 20131011-0106777.

Karen Johnson Davidson County
Batch# 241911 DEEDQC
06/11/2019 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190611-0056012



Uniform Residential Appraisal Report File # 190089

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 204 Wildgrove Ct	City Antioch	State TN	Zip Code 37013
Borrower Forrest, Dana	Owner of Public Record Forrest, Dana & Alcaraz, Marisela Cordero	County Davidson	
Legal Description Lot 128 Hickory Woods Estates Section C			
Assessor's Parcel # 176-05-0B-033.00-CO	Tax Year 2018	R.E. Taxes $ 1,502	
Neighborhood Name Hickory Woods	Map Reference 34980	Census Tract 0156.31	
Occupant ☒ Owner ☐ Tenant ☐ Vacant	Special Assessments $ 0	☒ PUD	HOA $ 25 ☐ per year ☒ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)			
Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)			
Lender/Client Regions Bank	Address 5214 Lincoln Road Ext , Hattiesburg, MS 39402		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?			☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s).			
Local Davidson County Court House Records and MTRMLS.			

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? ☐ Yes ☐ No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No

If Yes, report the total dollar amount and describe the items to be paid.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations, and other matters of public record that may affect the premises.

I, MARISELA CORDERO ALCARAZ, as Grantor, by this Quit Claim Deed, am simply transferring, conveying, and releasing to DANA ANDREW FORREST, as Grantee, whatever interest, if any, that Grantor has in or concerning the Property. The Grantor makes no promises as to ownership, title, interest, or to the legal effect of this Deed.

WITNESS my hand this the 24th day of April, 2019.

MARISELA ~~CORDERO~~ ALCARAZ
Wife & Grantor CORDERO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **MARISELA CORDERO ALCARAZ**, with whom I am personally acquainted, or who has proven their identity to me upon satisfactory evidence, and who acknowledged that they have executed the forementioned ***Quitclaim Deed*** solely for the purposes contained therein.

Witness my hand and official seal this 24th day of April, 2019.

CODY R. GALAHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

NOTARY PUBLIC
My Commision Expires: **09-07-2021**

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: