Name and Address of Owner:	Send Tax Bills To:	Map-Parcel Numbers
Daniel B. Forberg and Lindsey Jean Bradshaw 4408 Saunders Avenue Nashville, TN 37216	SWBC Mortgage 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216	61-3-40.00

Karen Johnson Davidson County
Batch# 241978 DEEDQC
06/11/2019 01:18:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190611-0056104

QUITCLAIM DEED

For and in good consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we Daniel B. Forberg and Lindsey J. Tambornino, as Tenants in Common with Rights of Survivorship, (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto Daniel B. Forberg and Lindsey J. Bradshaw, husband and wife, as Tenants by the Entireties (the "Grantees"), their successors and assigns, the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Gra-Mar Acres, Section One, of record in Plat Book 2133, Page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel B. Forberg and Lindsey J. Tambornino, both Unmarried, as Tenants in Common with Rights of Survivorship, by Warranty Deed from John W. Shortridge, Married, recorded September 28, 2017 in Instrument 20170928-0099238 and further being the same property conveyed to John W. Shortridge by Warranty Deed from Burma Jean Greene recorded January 25, 2017 in Instrument No. 20170125-0007952 and further being the same property conveyed to Thomas C. Penick and wife, Nelda G. Penick, by Warranty Deed from Sweeney-Clark Realty Company, Inc., recorded May 11, 1954 in Book 2278, Page 45, Register's Office for Davidson County, Tennessee. The said Nelda G. Penick predeceased Thomas Charles Penick Sr., leaving him as the surviving tenant by the entirety. Thomas Charles Penick, Sr. died testate on November 10, 2005, leaving Burma Jean Greene as devisee under Codicil No. 1 to the Last Will and Testament of Thomas Charles Penick, Sr. of record in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket No. 05P-1868 and recorded in Instrument No. 20060206-0014800, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
* Subject to all matters on the Plan of Record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee.
* Easement for telecommunications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.

* Taxes for the year 2019, a lien due and not yet payable.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property, commonly known as 4408 Saunders Avenue, Nashville, Tennessee 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 10TH day of April, 2019.

DANIEL B. FORBERG

LINDSEY JEAN BRADSHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Daniel B. Forberg, a Notary Public in and for said county and state, the within named DANIEL B. FORBERG, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of April, 2019.

JANET L. LAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: March 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lindsey Jean Bradshaw a Notary Public in and for said county and state, the within named LINDSEY JEAN BRADSHAW, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of April, 2019.

JANET L. LAYMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: March 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $00.00.

AFFIANT

AFFIANT

Subscribed and sworn to before me this the 10, day of April, 2019.

NOTARY PUBLIC

My Commission Expires: March 7, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY LAYMAN

This instrument Prepared By:
Andrew Tolbird, #018254
RESURGAM LAW, PC
P.O. Box 120495
Nashville, TN 37212
(615) 745-9299