Karen Johnson Davidson County
Batch# 369162 DEEDQC
03/09/2020 09:20:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200309-0025953

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2 day of March, 2020.

NOTARY PUBLIC

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Jacqueline Fountain 1283 Brentwood Highlands Drive Nashville, TN 37211	SAME	172-04-0A-106.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jacqueline Fountain, a married woman,** GRANTOR, for the express purpose of creating a tenancy by the entirety, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Jacqueline Fountain and Ryan J. Forber, wife and husband,** GRANTEE. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Phase Three, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Plat at Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**
>
> **Being the same property conveyed to Jacqueline Fountain by Warranty deed from Kevin R. Hansen and Mary S. Hansen, husband and wife, as joint tenants with rights of survivorship and not as tenants in common of record in Instrument No. 20190321-0025625 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 21, 2019.**

This is improved property known as: **1283 Brentwood Highlands Drive, Nashville, Tennessee 37211.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and

without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2 day of March, 2020.

GRANTOR:

Jacqueline Fountain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jacqueline Fountain**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 2 day of March, 2020.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20