This Instrument Prepared By:
TERESA MORGAN, ESQ.
PO Box 60711
Nashville, Tennessee 37206
(615) 975-9174

Karen Johnson Davidson County
Batch# 453960 DEEDQC
08/11/2020 08:31:45 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200811-0089029

QUITCLAIM DEED

New Owner & Address	Send Tax Bills To:	Map & Parcel No.:
Rachael Dawn Poff 70 Brookwood Terrace Nashville, TN 37205	Rachael Dawn Poff 70 Brookwood Terrace Nashville, TN 37205	10314001500

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PATRICIA FONNER**, a single woman (the "Grantor"), does hereby quitclaim and convey unto **RACHAEL POFF**, a single woman (the "Grantee"), Grantee's heirs and assigns, forever, all of the Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated by reference by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 70 Brookwood Terrace, Nashville, Tennessee 37205. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy in the address or description of location of the Property, the legal description herein shall control. The attorney preparing this Quitclaim Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the above-named preparer gives no opinion as to title.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 21 day of July, 2020.

GRANTOR:

PATRICIA MARIE FONNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State of Tennessee and Davidson County, personally appeared Patricia Fonner, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the within named Grantor, and that she executed the foregoing instrument for the purposes contained therein, free of any undue influence, with complete capacity and of her own will.

WITNESS my hand and seal, at Nashville, Tennessee on this 21 day of July, 2020.

SENEA CRYSTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2021

Notary Public

My Commission Expires: July 5, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT attorney for P. Fonner

Subscribed and sworn to before me, this 11th day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot 59, HILLWOOD TERRACE, SECTION 2, REVISED, as shown on plat of record in Plat Book 3300, Page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Jennifer Marler Frank and Beth Anne Price by Warranty Deed from Amelia Fay Moran, as Trustee of the Cox Living Trust, recorded July 24, 2007 in Instrument No. 20070724-0087523, in the Register's Office, Davidson County, Tennessee.

This is improved property known as 70 Brookwood Terrace, Nashville, TN 37205.

*This property is being conveyed in compliance with a Marital Dissolution Agreement dated March 12, 2020.