Karen Johnson Davidson County
Batch# 513923 DEEDQC
11/10/2020 12:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201110-0132483

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

~~Return To:~~
EDWIN RAYMOND LAUDERBACK AND ELIZABETH GRACE FORREST
1040 Maynor Avenue
Nashville, Tennessee 37216

New Owner(S) Address &
Mail Tax Statements To:
EDWIN RAYMOND LAUDERBACK AND ELIZABETH GRACE FORREST
1040 Maynor Avenue
Nashville, Tennessee 37216

Property Tax ID#: 072-06-02-005.00
File #: TN614840

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, EDWIN RAYMOND LAUDERBACK, A MARRIED MAN WHO ERRONEOUSLY ACQUIRED TITLE WITHOUT MARITAL STATUS, HEREIN JOINED BY HIS SPOUSE ELIZABETH GRACE FORREST, as Grantor, hereby convey all rights, titles and interests that I may have in to EDWIN RAYMOND LAUDERBACK AND ELIZABETH GRACE FORREST, HUSBAND AND WIFE, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 072-06-02-005.00

Property Address: 1040 Maynor Avenue, Nashville, Tennessee 37216

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 16th day of September, 2020.

EDWIN RAYMOND LAUDERBACK

ELIZABETH GRACE FORREST

STATE OF TN }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, EDWIN RAYMOND LAUDERBACK AND ELIZABETH GRACE FORREST, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16 day of September, 2020.

Notary Public Tosan Cunningham
My Commission expires: 3-6-2024

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Edwin Raymond Lauderback

Elizabeth Grace Forrest

Subscribed and sworn to before me this the 16 day of September, 2020.

Notary Tosan Cunningham
My Commission expires: 3-6-2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

TOSAN CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TOSAN CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Unit No. 5, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1032 Maynor Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160226-0018513, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property, together with interest in any common area.
Being that same property conveyed to Edwin Raymond Lauderback by Deed from North by Northeast Development, LLC dated March 29, 2018 and recorded April 03, 2018 in Instrument No. 20180403-0030713 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 1040 Maynor Avenue, Nashville, TN 37216

Parcel ID: 072-06-02-005.00

True Copy Certification

I, *Darell Near*, 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 according to law.

Signature **Darell Near**

State of Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEE BERRY
Notary Public-State of Florida
Commission # GG 093924
My Commission Expires
May 09, 2021

Notary Signature

Ashley Berry

My Commission Expires: 5-9-21

Notary Seal (if on paper)