QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 553824 DEEDQC
01/13/2021 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210113-0006130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Clauer and Kristen Barlowe	**Same**	**Tract 1: 072-04-0-271.00** **Tract 2: 072-04-0-347.00**
(NAME)	(NAME)	
4316 Colorado Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

FORTIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JAMES CLAUER AND KRISTEN BARLOWE, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. A ON THE PLAN OF SUBDIVISION OF LOT 6, COUNTRY CLUB ESTATES OF RECORD IN PLAT BOOK 4885, PAGE 193, 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 FORTIS, LLC BY WARRANTY DEED FROM WILLARD THOMPSON, JR. AND DIAN THOMPSON, HUSBAND AND WIFE OF RECORD IN INSTRUMENT NO. 20170417-0036996 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 07, 2017 AND RECORDED ON APRIL 17, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $222,000.00.)

BEING ALSO KNOWN AS 1460 JANIE AVE, NASHVILLE, TENNESSEE 37216.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. "B" ON THE PLAN OF SUBDIVISION OF LOT 6, COUNTRY CLUB ESTATES OF RECORD IN PLAT BOOK 4885, PAGE 193, 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 FORTIS, LLC BY WARRANTY DEED FROM LANA DENISE LEMAY AND JON LEMAY, WIFE AND HUSBAND OF RECORD IN INSTRUMENT NO. 20170512-0047186 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 08, 2017 AND RECORDED ON MAY 12, 2017. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $230,000.00.)

BEING ALSO KNOWN AS 1458 JANIE AVE NASHVILLE, TENNESSEE 37216.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as:

Tract 1: **1460 Janie Avenue, Nashville, Tennessee 37216**

Tract 2: **1458 Janie Avenue, Nashville, Tennessee 37216**

Witness our hands this the 13 day of January, ~~2020~~ 2021

FORTIS, LLC:

BY: James Clauer
ITS: Managing Member

BY: Kristen Barlowe
ITS: Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13 day of January 2021, before me personally appeared **James Clauer**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **managing member** for **FORTIS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **managing member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of January, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 13 day of January 2021, before me personally appeared **Kristen Barlowe**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the **member** for **FORTIS, LLC**, the within named bargainor, a **Tennessee Limited Liability Company**, and that she as such **member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 13 day of January, 2021.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY