Karen Johnson Davidson County
Batch# 584741 DEEDQC
03/04/2021 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210304-0028388



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 22 day of February, 2021.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jared Long and Maria Carina Long	**SAME**	**172-08-0A-073.00-CO**
5920 Retriever Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Peter Forras, Jr., a married man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Jared Long and Maria Carina Long, husband and wife** (hereinafter the "Grantee"), their heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot No. 73 on the Plan of Section Two-B of Hunters Branch, a Planned Unit Development of record in Plat Book 6900, Page(s) 336 and 337, 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 Jared Long, Maria Carina Long and Peter Forras, Jr. by Warranty deed from Jennifer J. Deshler, unmarried of record in Instrument No. 20200817-0092061 Register's Office for Davidson County, Tennessee, dated August 13, 2020 and recorded on August 17, 2020; the subject property having never been the marital residence of the said Peter Forras, Jr.

BEING also known as **5920 Retriever Court, Antioch, TN 37013.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this ___ day of February, 2021.

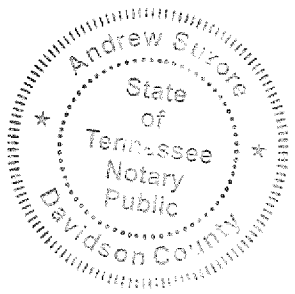
Peter Forras, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Peter Forras, Jr., the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of February, 2021.

Notary Public
My Commission Expires: May 7 2024



Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)