# QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Glynn

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Amanda Fortune
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2021.

Kathleen E Moore
Notary Public

MY COMMISSION EXPIRES: 1/14/23
(AFFIX SEAL)

KATHLEEN E MOORE NOTARY PUBLIC GEORGIA EXPIRES JAN 14, 2023 GLYNN COUNTY, GA

DM-SB-UWM-21-1301

**THIS INSTRUMENT WAS PREPARED BY**

**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) |
|---|---|---|
| **Jon P. Fortune and Amanda D. Fortune** | **Same** | |
| (NAME) | (NAME) | **083 01 0 307.00** |
| **1301 Greenwood Ave** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37206** | | |
| (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, **Amanda D. Fortune (f/k/a Amanda Durand), married**, hereinafter called the Granto, has bargained and sold, and by these presents do/does transfer and convey unto **Jon P. Fortune and Amanda D. Fortune, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of John W. Love's Subdivision of Greenwood, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dorothy Amanda Durand, by Warranty Deed from Lynn D. Kasper and husband, Matthew S. Chiorini, of record in Instrument No 20070430-0051382, in the Register's Office for Davidson County, Tennessee, dated April 23, 2007 and recorded on April 30, 2007. The said Dorothy Amanda Durand having since changed her name to Amanda Durand Fortune, as evidenced by Order of Name Change in Docket No. 12P1576 in the Seventh Circuit Court for Davidson County Tennessee (Probate Division).

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1301 Greenwood Ave, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 638167 **DEEDQC**
05/18/2021 10:42:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210518-0066792

Witness my/our hand(s) this the 11th day of May, 2021.

Amanda D. Fortune

Amanda D. Fortune

STATE OF GA )
COUNTY OF Glynn )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda D. Fortune**, the within named bargainor, with whom I am personally acquainted (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 the 11th day of May, 2021.

Kathleen E Moore

Notary Public
My Commission Expires: 1/14/23

KATHLEEN E MOORE NOTARY PUBLIC GLYNN COUNTY, GA EXPIRES GEORGIA JAN 14, 2023