This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From information provided by parties.
Preparer makes no warranty as to title.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Frances Fornof	Frances Fornof	Map 150-3-298
3420 Timber Trail	Same	Parcel 2D-41904
Antioch, TN 37013		

FOR AND IN CONSIDERATION of ten dollars ($10.00) cash paid in hand, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, **FRANCES FORNOF**, Grantor, by these presents do hereby quitclaim and convey unto **FRANCES FORNOF, LINDA TRESSLER AND ELIZABETH TORCHIO, myself and my daughters**, their successors and assigns, all my right, title and interest in and to the following tract of land:

BEING a parcel of land in Davidson County, State of Tennessee, **BEING** Lot No. 15 on the Plan of The Country, Section 2, of record in Book 5050, Page 40, said Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Jerry Lee Noland et ux, Connie McFall Nolan, by deed from Robert W. Scheigert et ux, Rebecca Scheigert of record in Book 5516, Page 893, said Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed by Deed of Trust to John C. Fornof and wife, Frances E. Fornof, a married couple, from Jerry Lee Noland and wife, Connie McFall Noland, deed dated May 22, 1984, and recorded on May 29th, 1984, Instrument Reference I25048, Book 6301, Page 297-299, Register of Deeds Office for Davidson County, Tennessee.

John C. Fornof having died on October 8th, 1984 and sole owner being Frances E. Fornof.

This conveyance is subject to any and all existing restrictions and easements of record, zoning regulations for said Lot.

This is improved property known as 3420 Timber Trail, Antioch, Tennessee 37013.

Witness my hand this 29th day of September, 2022.

Karen Johnson Davidson County
Batch# 926778 DEEDQC
10/06/2022 02:24:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20221006-0110415

Frances E. Fornof
FRANCES E. FORNOF, Grantor

Elizabeth Torchio
ELIZABETH TORCHIO, Grantee

Linda Tressler
LINDA TRESSLER, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, T. J. Jones, a Notary Public, in and for said County and State, FRANCES E. FORNOF, the within named Grantor AND Grantee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 22nd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3/4/2023

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, T. J. Jones, a Notary Public, in and for said County and State, ELIZABETH TORCHIO, the within named Grantee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 22nd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3/4/2023

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF P.A.)
COUNTY OF Fayette)

Commonwealth of Pennsylvania - Notary Seal
Colby W. Fiesta, Notary Public
Fayette County
My commission expires April 27, 2026
Commission number 1332413
Member, Pennsylvania Association of Notaries

Personally appeared before me, Colby W Fiesta, a Notary Public, in and for said County and State, LINDA TRESSLER, the within named Grantee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 22nd day of September, 2022.

Colby W Fiesta
NOTARY PUBLIC

My Commission Expires: April 27, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Elizabeth Torchio
ELIZABETH TORCHIO

Sworn to and subscribed before me this 22nd day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 3/4/2023

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY