RECORD AND RETURN TO:
Ivan E. Falls
4006 Coleridge Drive
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
Ivan E. Falls
4006 Coleridge Drive
Antioch, TN 37013

Map Parcel Number: 162-02-0-199.00

Karen Johnson Davidson County
Batch# 959290 DEEDQC
01/09/2023 11:47:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230109-0001678

[Space above line reserved for recording office use]

QUIT-CLAIM DEED

State of Florida
County of Broward

The Actual Consideration or value, whichever is greater, For this transfer is $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 19th day of December, 2015

MAHESH ROOPNARINE
Notary Public, State of Florida
Commission# EE 169991
My comm. expires Feb. 15, 2016

Notary Public

MY COMMISION EXPIRES: 02/15/16

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
Ivan E. Falls 4006 Coleridge Drive Antioch, TN 37013	Suntrust Mortgage, Inc 901 Semmes Ave Richmond, VA 23224	162-02-0-199.00

THIS QUIT-CLAIM DEED, executed this 19th day of December, 2015, by **Ivan E. Falls, a single man**, whose post office address is 4006 Coleridge Drive, Antioch, TN 37013 and **Ana Falls, a single woman**, Grantors, whose post office address is 1317 SW 1st Terrace, Deerfield Beach, Florida 33441, to **Ivan E. Falls, a single man**, whose post office address is 4006 Coleridge Drive, Antioch, TN 37013, Grantee,

(wherever used herein, the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That Grantor, for and in consideration of the sum of $10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all of the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, Page 45, Register's Office for Davidson County, Tennessee.

Property know as 4006 Coleridge Drive, Antioch, TN 37013

Being the same property conveyed to Ivan E. Falls and wife, Ana Falls by Warranty Deed from The Estate of Helen L. Moulder, dated 10/15/07 and recorded 10/18/07 in Book 20071018-0123507 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto, belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Print name: Nancy Almaguel Dorado

Print name: Kevin Falls

Ivan E. Falls

Ana Falls

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 19th day of December, 2015, by Ivan E. Falls and Ana Falls, who [_____] is/are personally known to me or [X] produced FL Driver License as identification.

Notary Public

My commission expires: 02/15/16 Print name: Mahesh Roopnarine

MAHESH ROOPNARINE
Notary Public, State of Florida
Commission# EE 169991
My comm. expires Feb. 15, 2016