Karen Johnson Davidson County
Batch# 1312833 DEEDQC
08/20/2025 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250820-0066669

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Robert Stewart Fortner
Affiant

Subscribed and sworn to before me, this 13th day of August, 2025.

Notary Public

My Commission Expires: _____

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-15-2027

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Stewart Fortner 224 Harbor Drive Hendersonville, TN 37075	SAME	084 11 0 061.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paula Smith Fortner**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **Robert Stewart Fortner**, and to his heirs and assigns, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of August, 2025.

Paula Smith Fortner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Smith Fortner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of August, 2025.

My Commission Expires: _____

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary Public

EXHIBIT A

Legal Description

Being Lot No. 273 on the Plan of MAPLECREST, as of record in Plat Book 1835, Page 27-28, 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 Robert S. Fortner and wife, Paula S. Fortner, by deed from Marc Prosser, a married man, of record as Instrument No. 20080116-0005116, Register's Office for Davidson County, Tennessee.

Robert Stewart Fortner and Robert S. Fortner are one and the same person.

Paula Smith Fortner and Paula S. Fortner are one and the same person.

This is improved property known as 2240 Maplecrest Drive, Nashville, TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2025.

08/20/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of August, 2025.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

