Karen Johnson Davidson County
Batch# 1313012 DEEDQC
08/21/2025 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250821-0066915

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of August, 2025.<br><br>Notary Public<br><br>My Commission Expires: |

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Paula Smith Fortner, Trustee<br>224 Harbor Drive<br>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, **Robert Stewart 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 **Paula Smith Fortner, Trustee of the 2240 Maplecrest Drive Trust dated August 13, 2025**, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors 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.

**Robert Stewart 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 Robert Stewart 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 MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 Stewart Fortner by deed from Paula Smith Fortner, of record as Instrument No. 20250820-0066669, Register's Office for Davidson County, Tennessee.

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.

08/21/2025
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 21st day of August, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

