# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160101696 DEEDQC
Recvd: 11/17/16 10:21 2 pgs
Fees:12.00 Taxes:0.00

20161117-0121244

N-QCD-16-3262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **John E. Fonseca** | **NEW OWNER** | |
| (NAME) **3262 Anderson Road** | (NAME) 1002 RACHELS SQUARE DR. | **150-03-0-103.00** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) HERMITAGE, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN EDDY FONSECA, UNMARRIED, AND ASGHAR KHESHTI, MARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN E. FONSECA, UNMARRIED,** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No. 3 on the Plan of Justin Towne, Section One, of record in Plat Book 5200, Page 473, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Eddy Fonseca, unmarried and Asghar Kheshti, married, from Renasant Bank (fka Capital Bank & Trust Company, a Tennessee Banking Corporation), by Limited Warranty Deed of record in Instrument No. 20070802-0091805, Register's Office for Davidson County, Tennessee, dated July 30, 2007 and recorded on August 2, 2007. A scrivener's affidavit was subsequently recorded to correct the legal description in Instrument No. 20071002-0117046, Register's Office for Davidson County, Tennessee, dated October1, 2007 and recorded on October 2, 2007.

The said Asghar Kheshti hereby certifies that subject property was never his marital residence.

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: **3262 Anderson Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 15 day of November, 2016.

John Eddy Fonseca

Asghar Kheshti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN EDDY FONSECA, 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 15 day of November, 2016.

Notary Public
My Commission Expires: 7-11-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASGHAR KHESHTI, 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 15 day of November, 2016.

Notary Public
My Commission Expires: 7-11-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212