Bill Garrett Davidson County
Batch# 35566 DEEDQC
12/11/2017 08:31:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20171211-0125644

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
HASSEN FNED 408 WESTFIELD DRIVE NASHVILLE, TN 37221	GUIDANCE RESIDENTIAL P.O. BOX 790415 ST. LOUIS, MO 63179-0415	128 13 0A 408.00

KNOW ALL MEN BY THESE PRESENTS:

That RUBY FNED, (being one and the same as RUBY JEAN FNED), Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 17D1775, between HASSEN AHMED FNED, Plaintiff, (being one and the same as HASSEN FNED) and RUBY JEAN FNED, Defendant, does hereby demise, release, and forever quitclaim unto the said, HASSEN FNED, his heirs, successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 408 of the Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to plat of record in Book 6250, Page 590, and the first revision thereof in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, which plat and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Albert J. DeVries, unmarried by Deed from Elise H. Brown, unmarried and Leanne Brown, unmarried, dated October 11, 1995, recorded in Book 9828, Page 414, Register's Office for said county.

Being the same property conveyed to Hassen Fned and Ruby Fned, husband and wife, by Warranty Deed from Albert J. DeVries, unmarried, dated August 31, 2009, recorded in Instrument No. 20090904-0083441 on September 4, 2009, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 408 Westfield Drive, Nashville, TN 37221.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said HASSEN FNED, hereby agrees to pay and agrees to hold RUBY FNED, harmless from one original Deed of Trust Note in favor of Guidance Residential, LLC said note bearing an original unpaid principal balance of $122,300.00, as evidenced by a Deed of Trust dated August 31, 2009, filed with Instrument No. 20090904-083442, Pages 1-21, September 9, 2009 at 10:51 a.m., and Assignment Agreement with Instrument No. 20090904-083443, Pages 1-4, recorded on September 4, 2009 at 11:05 a.m., in the Register's Office, Davidson County, Tennessee.

The actual consideration on this transfer is $0.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RUBY FNED, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

Ruby Fned
RUBY FNED
Grantor

Sworn to and subscribed before me
this 8th day of December, 2017.

NOTARY PUBLIC

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01-06-2020

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named HASSEN FNED, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Hassen
HASSEN FNED
Affiant/Grantee

Sworn to and subscribed before me
this 8th day of December, 2017.

NOTARY PUBLIC

CLARA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 01-06-2020