# QUITCLAIM DEED

Karen Johnson
Batch# 322194
11/27/2019 01:40:36 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20191127-0122941

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Nov, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Maryam and James Witte** | **Same** | **147120A24300CO** |
| (NAME) | (NAME) | |
| **243 Northcrest Commons Circle** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MARYAM MAHBOUBI, UMARRIED** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**MARYAM WITTE AND JAMES WITTE, WIFE AND HUSBAND** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 243, NORTHCREST, PHASES ONE & TWO, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS DESCRIBED IN EXHIBIT "A" , TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHCREST COMMONS HOMEOWNERS ASSOCIATION, INC. OF RECORD IN INSTRUMENT NO. 20040615-0070835, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNITS.**

**BEING THE SAME PROPERTY CONVEYED TO MARYAM MAHBOUBI, BY SPECIAL WARRANTY DEED FROM REGIONS BANK, OF RECORD IN INSTRUMENT NUMBER 20101217-0100358, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**MARYAM MAHBOUBI, HAVING SINCE MARRIED TO JAMES WITTE, IS NOW KNOWN AS MARYAM WITTE.**

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **243 Northcrest Commons Circle, Nashville, TN 37211**

Witness our hands this the 25th day of Nov., 2019.

MARYAM WITTE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARYAM WITTE,** 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 25th day of Nov., 2019.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021