Karen Johnson Davidson County
Batch# 324795 DEEDQC
12/04/2019 12:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191204-0125080

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 25th day of November, 2019.

Notary Public
My Commission Expires: 05-09-23

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map 117-8
Jennifer S. Ghanem 1703 Primrose Avenue Nashville, TN 37212	New Owner	Parcel No. 53

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VAN C. ROBINS, A SINGLE PERSON**, ("Grantor"), by this presents, does hereby quitclaim and convey unto **JENNIFER S. GHANEM, A SINGLE PERSON**, her heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 65 feet of Lot(s) 43 and 44, as shown on the map entitled Belmont Terrace, of record as Plat Book 421, page 101, Register's Office for Davidson County, Tennessee.

Said parts of Lots 43 and 44 fronts 65 feet on the southerly side of Primrose Avenue and runs back 132.4 feet on the westerly line and 130 feet, more or less, on the easterly line, to the northerly margin of another part of Primrose Avenue, and measures 65 fee on said rear line.

Being the same property conveyed to Van C. Robins and Jennifer S. Ghanem, Husband and Wife, by deed from Edward William Brown, Married, of record as Instrument No. 20091009-0094392, dated October 9, 2009, said Register's Office.

Pursuant to that certain Final Decree of Divorce and Marital Dissolution Agreement filed in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 19D-1324, the property shall be vested in Jennifer S. Ghanem.

This is improved property known as: **1703 Primrose Avenue, Nashville, Tennessee 37212.**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 26 day of November 2019, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

VAN C. ROBINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **VAN C. ROBINS** the within named 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, at office, this 26TH day of NOVEMBER, 2019.

Notary Public
My Commission Expires: _____

CATHERINE TAYLOR LORING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

True Copy Certification

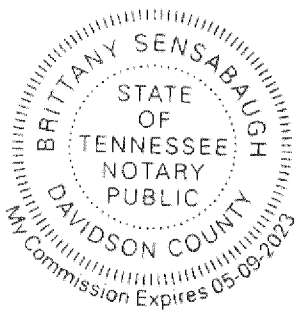
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23