Karen Johnson Davidson County
Batch# 428252 DEEDQC
06/29/2020 03:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200629-0070362

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

| QUITCLAIM DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.<br><br>AFFIANT<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF JUNE, 2020.<br><br>NOTARY PUBLIC<br><br>My commission expires: 1/3/23 |
|---|---|

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melissa Ann Hasty<br>Sherry H. Dimitri<br>1003 Villa Place<br>Nashville, TN 37212 | Same as New Owner | 105-01-0-125.00 |

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Melissa Ann Hasty (F/K/A Melissa Ann Braswell), unmarried and Sherry H. Dimitri (F/K/A Sherry B. Hasty), married,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Melissa Ann Hasty, unmarried and Sherry H. Dimitri, married, as tenants in common with right of survivorship,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

**SEE "EXHIBIT A" ATTACHED HERETO**

Melissa Ann Hasty warrants that she is one and the same as Melissa Ann Braswell.

Sherry H. Dimitri warrants that she is one and the same as Sherry B. Hasty.

*The subject property is not a marital residence of Sherry H. Dimitri and as such is not subject to any marital interests contemplated by Tennessee law.*

WITNESS OUR HAND, this 22 day of June, 2020.

Melissa Ann Hasty
**MELISSA ANN HASTY**

Sherry H. Dimitri
**SHERRY H. DIMITRI**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named MELISSA ANN HASTY, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23 day of June, 2020.

Julie Garside
Notary Public

My commission expires: 1/3/23

JULIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE**
**COUNTY OF** Coffee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named SHERRY H. DIMITRI, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of June, 2020.

Deborah Wimsatt
Notary Public

My commission expires: 3-20-2022

DEBORAH WIMSATT
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

**EXHIBIT A**

Land In Davidson County Tennessee, being the Northerly 45 feet of Lot No. 20 on the Plan of B.F. Shields Heirs subdivision, as of record in Book 57, page 31. Register's Office for said County.

Said part of Lot No. 20 fronts 45 feet on the Westerly side of Villa Place, and runs back between parallel lines, 150.6 feet to an alley.

Being the same property conveyed to Melissa Ann Braswell and Sherry B. Hasty, joint tenants with rights of survivorship by Warranty deed from Reja Ferdowsi, unmarried of record in Instrument No. 20080125-0008124 Register's Office for Davidson County, Tennessee, dated January 23, 2008 and recorded on January 25, 2008.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

