Karen Johnson Davidson County
Batch# 471997 DEEDQC
09/09/2020 09:03:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200909-0102459

THIS INSTRUMENT WAS PREPARED BY:
Wesley Clark
Brazil Clark, PLLC
2901 Dobbs Avenue
Nashville, TN 37211

Name and Address of Transferee And Send Tax Bills To :

Frank Ross Brazil and Elizabeth Graham Harlin Suscha
848B Clayton Avenue
Nashville, TN 37204

QUITCLAIM DEED

THIS INSTRUMENT, was made and entered into on the date listed immediately before the signature line below by and between **ELIZABETH GRAHAM HARLIN SUSCHA** (hereinafter "Grantor") and **FRANK ROSS BRAZIL AND ELIZABETH GRAHAM HARLIN SUSCHA, husband and wife** (hereinafter "Grantees").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS and 00/100, cash in hand paid, the receipt of which is hereby acknowledged, Grantor **ELIZABETH GRAHAM HARLIN SUSCHA** has this day bargained and sold and does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, forever, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for 848 Clayton Avenue Townhomes, of record in Instrument No. 20140923-0087475, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage of interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Elizabeth Graham Harlin Suscha, single woman, by Deed, from Whitney Zamani and Sasan Zamani, wife and husband, of record in Instrument No. 20180329-0029547, dated March 27, 2018, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(1) Taxes which have been prorated and assumed by the Grantees;
(2) All restrictions of record;
(3) All easements of record;
(4) All visible easements;
(5) All matters appearing on the plan of record;
(6) All applicable governmental and zoning regulations.

This is improved property commonly known as 848 B Clayton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. FRB

Witness my hand this 20 day of August, 2020.

ELIZABETH GRAHAM HARLIN SUSCHA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH GRAHAM HARLIN SUSCHA, with whom I am personally acquainted, and who acknowledged that she executed the above document.

Witness my hand and official seal this 20 day of August, 2020.

Wesley Clark
NOTARY PUBLIC

My Commission Expires: 11/8/2020

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this 3rd day of September, 2020.

Notary