File#0520-20

PREPARED BY:
PREMIER LAND TITLE & ESCROW
Bert W. McCarter
877 Seven Oaks Blvd, #600
Smyrna, Tn 37167

Karen Johnson Davidson County
Batch# 493961 DEEDWARR
10/12/2020 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201012-0118333

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 12th day of October 2020.

Notary Public
My Commission Expires: 8/22/21

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

ADDRESS OF NEW OWNER:
Susan Sherine Ghorbani
411 Alta Loma Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
SAME

Map/Parcel:
Lot 105 Part of Trevecca
Parcel ID No.: 072-13-0-157.00

TAMMY MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Susan S. Ghorbani** has/have this day bargained and sold and hereby conveys and quitclaims unto **Susan S. Ghorbani and Courtney M. McCarley, spouses married to each other, tenant in common with right of survivorship** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Rutherford County, State of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 105, on the plan of Revision of Part of Trevecca, of record in Book 421, Page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Susan Ghorbani by Warranty Deed from James E. Blunkall, married, dated 7/12/2007 and recorded 7/31/2007 in Instrument No. 20070731-0090794, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property

but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 9th day of October 2020.

Susan S. Ghorbani

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Susan S. Ghorbain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 9th day of October 2020.

NOTARY PUBLIC

My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Felicia Waldron** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

