File#0522-20

Karen Johnson Davidson County
Batch# 496719 DEEDQC
10/15/2020 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201015-0120335

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

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

AFFIANT

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

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this
9th 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.

Map/Parcel:
Lot 6 Goodlettsville Heights
Parcel ID No.: 025-16-0-056.00

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 and Courtney M. McCarley, spouses married to each other, and Linda H. 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. 6 on the Plan of Goodlettsville Heights, Section IV, of record in Plat Book 2133, Page(s) 43 and 44, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Susan S. Ghorbani and spouse, Courtney M. McCarley by Warranty Deed from Azariah Anderson and Unity Anderson, husband and wife, dated 7/27/2017 and recorded 7/31/2017 in Instrument No. 20170731-0077204, 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 9 day of October 2020.

Susan S. Ghorbani

Courtney M. McCarley

Linda H. 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 and Courtney M. McCarley and Linda H. Ghorbani, 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

