QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 517107 DEEDQC
11/16/2020 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201116-0135039

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF MAURY

THIS PROPERTY TRANSFER IS EXEMPT FROM THE TRANSFER TAX PURSUANT TO §66-5-209(6)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/7/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Isac Daniel Gurdian and Juan Gabriel Hernandez and Geraldine Mercedez Guardian	**Fairway Independent Mortgage Corporation**	
(NAME) **2605 Lincoya Drive**	(NAME) **4201 Marsh Lane**	
(ADDRESS) **Nashville, Tennessee 37214**	(ADDRESS) **Carrollton, TX 75007**	**084-12-0-092.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Isac Daniel Gurdian, a single man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Isac Daniel Gurdian, a single man, and Juan Gabriel Hernandez and Geraldine Mercedez Gurdian, husband and wife, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Lincoya Hills, of record in Plat Book 1835, Page 91, 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 Isac Daniel Gurdian, a single man, by Warranty deed from Samuel Ray Smith, Jr., unmarried, of record in Instrument Number 202011160135037 **Register's Office for Davidson County, Tennessee, dated _____, 2020 and recorded on _____, 2020.**

This is ( ) **unimproved** (x) **improved** property known as:

2605 Lincoya Drive, Nashville, Tennessee 37214.

Witness my/our hand (s) this the 10 day of November, **2020.**

Isac Daniel Gurdian

STATE OF Tennessee
COUNTY OF Davidson

On this 10 day of Nov, 2020, before me personally appeared **Isac Daniel Gurdian** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10 day of November, 2020.

Notary Public

My Commission Expires: 6/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

