Karen Johnson Davidson County
Batch# 536994 DEEDQC
12/17/2020 10:35:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201217-0149314

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Christina K. Sergeyous **9802 Concord Road** **Brentwood, TN 37027**	**New Owner**	**135-08-0C-001.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Erian Goda,** by these presents does hereby quitclaim and convey unto **Christina K. Sergeyous,** her heirs and assigns, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit A of Homes at 2304 Smith Springs Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2304 Smith Springs Road, a Horizontal Property Regime with Private Elements of record as Instrument Number 20191001-0099874, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Erian Goda, by Quit Claim Deed from BLK Investment, LLC, a Tennessee limited liability company, dated January 15, 2020, of record in Instrument Number 20200925-0110423, Register's Office for Davidson County, Tennessee.

This is _x_improved ___unimproved property known as **2304 Smith Springs Road, Nashville, TN.**

This Quit Claim Deed was prepared without benefit of a title search but was prepared solely based on information provided by the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Erian Goda

Erian Goda

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of December, 2020, before me personally appeared Erian Goda, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$0.00*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 1st day of December, 2020.

Notary Public
My commission expires: 8-7-23

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY