QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 552128 DEEDQC
01/12/2021 08:38:39 AM 2 pgs
Fees: $13.00 Taxes: $29.30

20210112-0004990

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23rd Day of December 2020**

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., Ste 2,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nadi Kanakreyeh	New Owner	Bill #2020-60602
(NAME) 1504 Baywind Dr. W.		59 16 173.00
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Benyahmen Shelton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Nadi Kanakreyeh,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 27 on the plan of Hickory Heights, not of record described according to a survey make by Z.J. Wildinson, Surveyor, May 22nd 1948, as follows: Beginning on the easterly margin of Avalon Drive at the common corner of Lot Numbers 26 and 27 eastwardly 150 feet; thence southwardly 50 feet to the corner of Lot Numbers 27 and 28; thence with the line between said Lots westwardly 150 feet to the easterly margin of Avalon Drive; thence with said Drive northwardly 50 feet to the point of beginning. Being .17 acres more or less.

Being the same property conveyed to Benyahmen Shelton by Amended Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in it's own capacity and for the use and benefit of the State of Tennessee of record in Instrument No. 20160812-0084304, Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on August 12, 2016. See also Report of sale from Metropolitan Government verses Delinquent taxpayers Donald Parham and Christine H. Parham to Benyhamen Shelton of record in Instrument No. 20160812-0084304 of record in the Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 27, 2015.

This instrument was prepared without the benefit of a title search. The preparer makes no warranties as to the title on the property herein conveyed. This property is uninsurable at the time of this conveyance.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved
This is improved X property, known as **49 Avalon Dr. Nashville, TN. 37207**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 23rd Day of December, 2020.

Benyahmen Shelton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Benyahmen Shelton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged himself to be the person named, and that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd Day of December, 2020.

Commission expires: 12/18/2021

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

RETURN RECORDED DOCUMENTS TO:

Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd, Suite 2
Murfreesboro, TN 37129