# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 590630 DEEDQC
03/12/2021 09:31:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210312-0032821

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05th day of ~~February~~ March, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/22/2024

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Warranty Title, LLC, d/b/a Warranty Title Ins. Co. 120 Anderson Lane Hendersonville TN 37075

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was prepared by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been required or provided regarding the legal significance or ramifications regarding the use of this instrument.

| ADDRESS NEW OWNER(S) | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Derek Totty and Elizabeth Totty | Derek Totty and Elizabeth Totty | 09206070900 |
| 1940 Fellowship Rd | (NAME) Same | |
| (ADDRESS) Mt. Juliet TN 37122 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20203640 |

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, Rebekah Shammah, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Derek Totty and Elizabeth Totty, hereinafter called the GRANTEE, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.:

## EXHIBIT "A"

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 5 on the Plan of LC Thuss Subdivision, a part of the Barrow Lands of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Rebekah Shammah, Derek Totty and Elizabeth Totty by Warranty Deed from E3 Construction Services, LLC dated September 21, 2018 and filed of record in Instrument No. 20180925-0095128, Register's Office for Davidson County, Tennessee.

This description is copied verbatim from the prior deed of reference.

**This is improved** property, known as

| 731 28th | Avenue S. | Nashville, TN 37208 | | |
|---|---|---|---|---|
| (House Number) | (Street) | (P.O. Address) | (City or Town) | (Postal Zip) |

Rebekah Shammah

STATE OF New York

County OF Monroe

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebekah Shammah, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 8 day of February, 2021.

Notary Public
My Commission Expires: 5/11/2021

MICHAEL ANTHONY TORREGROSSA
Notary Public - State of New York
NO. 01TO6205776
Qualified in Monroe County
My Commission Expires May 11, 2021

MICHAEL TORREGROSSA NOTARY PUBLIC STATE OF NEW YORK