Karen Johnson Davidson County
Batch# 598801 DEEDQC
03/23/2021 03:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210323-0038446

This Instrument prepared by: Marshall Sullivan

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title, LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Halat Silevani	**Halat Silevani**	172-14-0-013-00
401 Roma Court	**401 Roma Court**	
Nashville, Tennessee 37211	**Nashville, TN 37211**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of One and 00/100 Dollars ($1.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, HALAT SILEVANI, unmarried, and DIMAN SILEVANI, unmarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto HALAT SILEVANI, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 401 Roma Court, Nashville, Tennessee 37211, his/her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

A CERTAIN PARCEL OR TRACT LYING IN CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULAR DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF BRENTWOOD HAMPTON FORMERLY HOLT COVE, OF RECORD IN INSTRUMENT NO. 200001120034271, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Tax ID No.: 172-14-0-013-00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument No. 20170517-0048815, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 401 Roma Court, Nashville, Tennessee 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of March, 2021.

HALAT SILEVANI

DIMAN SILEVANI

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that HALAT SILEVANI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of March, 2021.

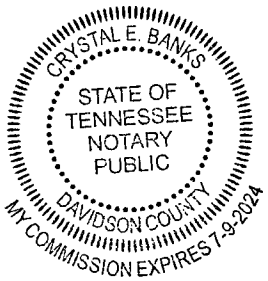
Notary Public
My Commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIMAN SILEVANI, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4th day of March, 20 21.

Crystal E. Banks
Notary Public
My Commission expires: 7-9-2024



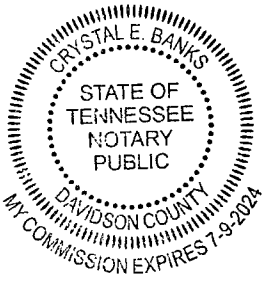
VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **1.00**.

HALAT SILEVANI

Subscribed and sworn to before me this 4th day of March, 2021.

Crystal E. Banks
Notary Public
My Commission expires: 7-9-2024



True Copy Certification

I, Leigh A. Pearson, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, [Melinda Sue Perry], a notary public for this county and state, [Leigh Pearson] 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: Aug 20, 2023
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melinda Sue Perry, Notary Public
Allegheny County
My commission expires August 20, 2023
Commission number 1262941
Member, Pennsylvania Association of Notaries