Karen Johnson Davidson County
Batch# 639995 DEEDQC
05/19/2021 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0067808

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen A. Sharif and Tamara Sheriff	Same	072-13-0-319-00
(NAME)	(NAME)	
912 Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KATHLEEN A. SHARIF, MARRIED AND TAMARA SHERIFF, UNMARRIED ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHLEEN A. SHARIF, MARRIED AND TAMARA SHERIFF, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY HALF LOT NO. 33 AND THE EASTERLY 25 FEET OF THE WESTERLY 50 FEET OF LOT NO. 33 ON THE PLAN OF SHARPE AND HORN'S FOURTH ADDITION OF RECORD IN PLAT BOOK 161, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID PARTS OF LOT NO. 33 FRONT 75 FEET ON THE SOUTHERLY SIDE OF WEST DOUGLAS AVENUE, FORMERLY HINTON STREET, AND RUN BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN A. SHARIF, MARRIED AND TAMARA SHERIFF, UNMARRIED, BY WARRANTY DEED FROM KAREN HAAS, OF RECORD IN INSTRUMENT NUMBER 20160428-0041438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **912 Douglas Avenue, Nashville, TN 37206**

Witness our hands this the 12th day of May, 2021.

KATHLEEN A. SHARIF

TAMARA SHERIFF

MS 5/12/2021

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Monterey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHLEEN A. SHARIF** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2021.

Notary Public

My Commission Expires: 09/12/2021

MATTHEW S. SWARTZEL
Notary Public – California
Monterey County
Commission # 2210934
My Comm. Expires Sep 12, 2021

MS 5/12/2021

STATE OF ~~TENNESSEE~~ California)
COUNTY OF ~~DAVIDSON~~ Monterey)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TAMARA SHERIFF** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2021.

Notary Public

My Commission Expires: 09/12/2021

MATTHEW S. SWARTZEL
Notary Public – California
Monterey County
Commission # 2210934
My Comm. Expires Sep 12, 2021

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY