Karen Johnson Davidson County
Batch# 689306 DEEDQC
08/03/2021 10:44:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210803-0104124

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 034040
PARCEL: 026.00

NEW OWNER'S ADDRESS:
Audrey N. Assad
Roy Assad
363 Cumberland Hills Dr.
Madison, TN 37115

SEND TAX BILLS TO:
PennyMac
PO Box 6618
Springfield, OH 45501-6618

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as, tenants in common I, Audrey N. Assad, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Section Four, North Hill Estates, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audrey N. Assad by Warranty Deed dated 8/26/2020 from Steven M. Danitz and Denise Danitz, husband and wife, of record in Instrument No. 20200901-0099265 in the Register's Office of Davidson County, Tennessee,

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, North Hill Estates, as recorded in Plat Book 3842, Page(s) 229.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4293, Page 979 and Instrument No.20181121-0114594.

Easement for Permanent Telecommunications and Right of Way, recorded in Instrument No.20120228-0017172.

This is (X) improved property known as: 363 Cumberland Hills Dr., Madison TN 37115.

Legal Description taken from previous deed. No title search was performed on this property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Audrey N. Assad, single woman and Roy Assad, single man, as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 30th day of July, 2021.

Audrey N. Assad

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Audrey N. Assad, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 30th day of July, 2021.

Karen B Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand an official seal this the 30th day of July, 2021.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

~~Affiant~~

Sworn and subscribed before me, this the 30th day of July, 2021.

Karen B. Heavener
Notary Public
My Commission Expires:

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023