QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on 12/6, 2021.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Diloyan K. Yahya 7609 Mint Leaf Dr. Nashville, TN 37211	Same as New Owner	181-01-0B-099.00-CO

KNOW ALL MEN BY THESE PRESENTS that Salome Castro Casanova, unmarried, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Diloyan K. Yahya, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Salome Castro Casanova, unmarried by Warranty Deed from Charise Shields a/k/a Cherise Shields and Larry Shields, wife and husband, dated December 2, 2016 and recorded January 17, 2017, in Instrument No. 20170117-0004786, Register's Office for Davidson County, Tennessee.

This is improved property, known as 7609 Mint Leaf Dr., Nashville, Tennessee 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 770381 DEEDQC
12/09/2021 07:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211209-0162967

WITNESS my hand on 12-03, 2021

Salome Castro Casanova

STATE OF TN

COUNTY OF Davidson

On _____ ____, 2021, before me personally appeared Salome Castro Casanova, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 3rd December 2021.

EBRAM THABET STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: My Commission Expires August 22, 2022

Certificate of Authenticity

I John Cobb Rochford, 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 on December 3, 2021.

Signature

December 3, 2021

State of Tennessee

County of Davidson

Personally appeared before me Patricia Hill, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on December 3, 2021.

Notary's Signature

My Commission Expires: 11-6-24

Notary's Seal (If on paper)

PATRICIA S HILL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024