This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-14851-AP

Karen Johnson Davidson County
Batch# 791187 DEEDQC
01/14/2022 12:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0006080

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 17th day of November 2021.

Notary Public
My Commission Expires: 5/2/2022

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Harper Maria Nicole Bedolla 212 Payson Court Nashville TN 37211	New Owner	172-04-0A-103.00 173-4-A-159.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Jeffrey Harper, an unmarried man** ("Grantor") do/does hereby quitclaim and convey unto **Jeffrey Harper, an unmarried man and Maria Nicole Bedolla, an unmarried woman, as joint tenants with rights of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot 93, Phase Three, Highlands of Brentwood, as shown on plat of record in Instrument No. 20010920-0101749, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Harper by Quitclaim Deed from Britt N. Hendrix, dated June 3, 2011, recorded June 29, 2011, of record in Instrument No. 20110629-0049877, Register's Office for Davidson County, Tennessee.

This is improved property located at: **212 Payson Court, Nashville, TN 37211.**

Tract II:

Land in Davidson County, Tennessee, being Lot 159, Plan of Oak Highlands, Phase 1, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Pages 432, 433, 434, and 435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Harper, a single man, by Warranty Deed from Yasmin Dohuky and Evar Dohuky, wife and husband, dated August 1, 2018, recorded

August 6, 2018, of record in Instrument No. 20180806-0076977, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4945 Alexis Drive, Antioch, TN 37013.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November 2021.

GRANTOR:

Jeffrey Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Harper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of November 2021.

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

Notary Public
My Commission expires: 5/2/2022

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 11-17-2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11-17-2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th **day of** November **, 2**021**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

