THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 815445 **DEEDQC**
03/04/2022 10:16:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220304-0024866

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

AFFIANT

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Subscribed and sworn to before me this 2nd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 1/26/25

Address New Owners as Follows:
Brittany Fontana
3837 Dubois Dr
Nashville, TN 37207

Send Tax Bills To:
SAME

Map-Parcel:
059-10-0-190.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Brittany Fontana, married,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Brittany Fontana and husband, Vijay Mohamed,** Grantee. Said property conveyed herein is described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 395 on the Plan of Haynes Manor, Section 3 of record in Plat Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee.**
>
> **Said Lot No. 395 fronts 75 feet on the Northwesterly side of Dubois Drive and extends back 179 feet on the Northeasterly line and 173.1 feet on the Southwesterly line to a dead line in the rear of which it measures 75.25 feet.**
>
> **Being the same property conveyed to Brittany Fontana, an unmarried woman by Warranty Deed from Tisa Smith, unmarried and Tiffany Smith, unmarried of record in Instrument No. 20200902-0099689, said Register's office.**

This property is known as: 3837 Dubois Drive Nashville, TN 37207

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of March, 2022.

Brittany Fontana

Brittany Fontana

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Brittany Fontana**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 2nd day of March, 2022.

Heather Morrison

Notary Public

My Commission Expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025