Karen Johnson Davidson County
Batch# 894759 DEEDQC
07/27/2022 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220727-0085674

Name and Address of New Owner:
Sahira R. Sade
3040 Bluffhollow Gap
Cane Ridge TN 37013

Send Tax Bills To:
3040 Bluffhollow Gap
Cane Ridge TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map and Parcel 173-08-0A-141.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sahira R. Sade**, an unmarried woman, "the Grantor," convey **Sahira R. Sade and Zana Ahmad, as join tenants with rights of survivorship,** "the Grantees," as Tenants in common, the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 123, on the Final Plat, Section Four, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development of record in instrument No. 20061012-0126729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Sahira R. Sade, an unmarried woman, by Warranty Deed dated May 3, 2013 from On Point Construction Company, Inc., a Tennessee Corporation, of record in Instrument No. 20130507-0045859, in Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declarations of Covenants, Conditions, and Restrictions, or Deer Valley, or record in Instrument No. 20021212-053693, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This improved property known as: **3040 Bluffhollow Gap, Cane Ridge, TN 37013.**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of May, 2022.

Sahira R. Sade (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sahira R. Sade

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

WITNESS my hand and official seal this 25th day of May, 2022.

Notary Public
My commission expires: 5-9-26

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Fernandez
(Affiant)

Sworn to and subscribed before me this 25 day of May, 2022.

Notary Public
My commission expires: 5-9-26

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

~~File # 2022-4087~~

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/25/22 (date of document).

Affiant Signature

07/27/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

