Karen Johnson Davidson County
Batch# 930234 DEEDQC
10/17/2022 10:25:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221017-0113242

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Sabrina Y. Shoulders
5300 Bell Crest Dr.
Antioch, TN 37013

WHEN RECORDED RETURN TO:
Ron Sepehr (new owner)
5300 Bell Crest Dr.
Antioch, TN 37013

QUIT CLAIM DEED

On October 17, 2022 THE GRANTOR
Sabrina Y. Shoulders (Sepehr), a married person
For and in consideration of; One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE:
Ron Sepehr, 5300 Bell Crest Dr. TN Davidson County, Tennessee, 37013.
The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee.

Map/Par: 119 05 0 037.00

(legal description) : Land in Davidson County, Tennessee, being all of Block No. 31, on the Plan of the Cumberland Nurseries Subdivision, as of record in Book No. 161, pages 112 and 166, of the Register's Office for Davidson County, Tennessee, to which book reference is hereby made for more complete details of said lot.

Prior Owner: Sabrina Y. Shoulders 4/30/2002, $750,000

Current Source of Title 20020509-0057213

Mail Tax Statements To:
Ron Sepehr
5300 Bell Crest Dr.
Antioch, TN 37013

DATED: 10/17/2022

Sabrina Y. Shoulders

Grantor Signature: Sabrina Y. Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 17th, October, 22 before me, Naeim Girgis, personally appeared Sabrina Y. Shoulders, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

NAEIM GIRGIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Naeim Girgis (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is

Ron Sepehr
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0
Ron Sepehr, Affiant
Subscribed and sworn before me this the 17th day of October 2022
_____, Deputy Register

Affiant's Name: Ron Sepehr

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ron Sepehr Affiant
Subscribed and sworn before me this the 19 Day of Oct, 2022
A. Hayes, Deputy Register