Karen Johnson Davidson County
Batch# 968317 DEEDQC
02/07/2023 11:14:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230207-0008841

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Daryvon Bamarni & Kayla Babcock 1537 Royal Street Madison TN 37115	NEW OWNER	114080A06000CO

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, **Zamrud Bamarni and husband, Abdullha Bamarni also known as Abdullah Bamarni** "the Grantors," conveys and quitclaims unto **Daryvon Bamarni, single, and Kayla Babcock, single,** as tenants in common with rights of survivorship "the Grantees," Grantors' interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, Page 37, 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 part of the same property conveyed by Warranty Deed to Zamrud Bamarni and Abdullha Bamarni, from Joe D. Gower and wife, Joy B. Gower, on January 21, 1991, and recorded on August 7, 2017, in Instrument No. 20170807-0080718, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 2nd day of February, 2023.

(SEAL)
Zamrud Bamarni

(SEAL)
Abdullha Bamarni
aka Abdullah Bamarni

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said State and County, **Zamrud Bamarni and Abdullha Bamarni aka Abdullah Bamarni**, the within named Grantors, 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 2nd day of February, 2023.

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

Notary Public
My commission expires: 9-27-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

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

(Affiant)

Notary Public

My commission expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY