Karen Johnson Davidson County
Batch# 979688 DEEDQC
03/13/2023 09:30:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230313-0017826

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-10.00-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**JAD A. DUNCAN, ATTORNEY AT LAW**

**161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rosa Hortian** | **SAME** | **141 15 0A 322.00CO** |
| **628 Indian Ridge Drive** | (NAME) | |
| (ADDRESS) **Nashville, TN 37221** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## ***QUITCLAIM DEED***

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MARK HORTIAN and ROSA HORTIAN, husband and wife, ("Grantors"),** by these presents do hereby remise, release, quitclaim, and convey all of our right, title and interest, unto **ROSA HORTIAN, ("Grantee"),** her successors and assigns, the intent of this deed being to transfer said property into the Grantee's sole name, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

Land in Davidson County, TN being Lot No 49 on the Plan of McCrory Trace Estates as shown on the plan of record in Book 6900, Pages 720-723 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mark Hortian and Rosa Hortian, husband and wife, by Quitclaim Deed from Angelina Hortian, Steven A. Hortian, and Mark Hortian, dated April 4, 2014 and recorded on April 7, 2014, of record in Instrument No. 20140407-0028969, Register's Office of Davidson County, Tennessee.

The said Angelina Hortian is deceased as of 2004.

Unimproved ( )
This is improved (X) property, known as: **628 Indian Ridge Drive, Nashville, TN 37221.**

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.

Witness our hands this 2nd day of March, 2023.

**MARK HORTIAN**

**ROSA HORTIAN**

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**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **MARK HORTIAN** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 2nd day of March **2023.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **ROSA HORTIAN** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 2nd day of March **2023.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026