QUITCLAIM DEED

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 me on March 14, 2023.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires: March 3, 2026

KEVIN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 984562 DEEDQC
03/24/2023 02:28:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230324-0021678

NAME / ADDRESS OF NEW OWNER:

Salome Castro Casanova
7609 Mint Leaf Dr.
Nashville, TN 37211

SEND TAX BILLS TO: Same as New Owner

MAP – PARCEL #
181-01-0B-099.00-CO

KNOW ALL MEN BY THESE PRESENTS that Nechirvan Yahya, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Salome Castro Casanova, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, 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 the same property conveyed to Salome Castro Casanova by Quitclaim Deed from Nechirvan Yahya, dated May 17, 2022, and recorded May 18, 2022, of record in Instrument No. 202205180057480, Register's Office for Davidson County, Tennessee.

This improved property, known as 7609 Mint Leaf Dr., Nashville, Tennessee 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on March 14, 2023

Nechirvan Yahya

STATE OF Tennessee

COUNTY OF Davidson

On March 14, 2023, before me personally appeared Nechirvan Yahya, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on March 14, 2023.

NOTARY PUBLIC

My Commission Expires: **My Commission Expires: March 3, 2026**

KEVIN THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY