Karen Johnson Davidson County
Batch# 1005861 DEEDQC
05/22/2023 10:56:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230522-0038293

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 16th DAY OF May 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 and Mark Hortian, husband and wife	**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, I, **ROSA HORTIAN, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **MARK HORTIAN and ROSA HORTIAN, husband and wife, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as a married couple as a tenancy by the entireties, 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 Rosa Hortian by Quitclaim Deed from Mark Hortian and Angelina, husband and wife, dated March 2nd, 2023 and recorded on March 13th, 2023, of record in Instrument No. 20230313-0017826, Register's Office of Davidson County, Tennessee.

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 19th day of May, 2023.

ROSA HORTIAN

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 19th day of May **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