Karen Johnson Davidson County
Batch# 1009860 DEEDQC
06/01/2023 10 21 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20230601-0041274

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows.

Leonard J Fawcett
1349 Timber Valley Drive
Nashville, TN 37214

Kuvandar Essa
1349 Timber Valley Drive
Nashville, TN 37214

Send Tax Bill to:
Owner

Map-Parcel Numbers:
108-12-O-B,92 00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0 00

Affiant

Subscribed and sworn to before me, this the 31 day of May, 2023.

Subscribed and sworn to before me, this the 31 day of May, 2023

Notary Public

My Commission Expires
9.21.26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0 00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LEONARD J. FAWCETT** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **LEONARD J. FAWCETT AND KUVANDAR ESSA, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

See attached "Exhibit A"

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises
Said property is commonly referred to as 1349 Timber Valley Drive, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED

SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31 day of May, 2023

Leonard J. Fawcett

By: Leonard J. Fawcett

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LEONARD J. FAWCETT**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of May, 2023.

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 9.21.26

Michelle Martin
Notary Public

Exhibit A

BEING LOT NO. 191, PHASE I-A, SECTION TWO, HARBORVIEW, OF RECRD IN BOOK 6900, PAGE 758, AND AMENDED IN BOOK 9096, PAGE 764, REGISTRAR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Leonard J. Fawcett, by Special Warranty Deed from MORTGAGE GAURANTY INSURANCE CORPORATION, on February 3, 2006 of record in Instrument Number 20060308-0026845, Register's Office for Davidson County, Tennessee.