Karen Johnson Davidson County
Batch# 1026961 DEEDQC
07/17/2023 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230717-0054745

2126926

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 04.22.2026
(AFFIX SEAL)

MINDY NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

W-TFB-23-1907B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James A. Fineman and Paul Simiyu	**NEW OWNER**	
(NAME)	(NAME)	**092-07-0V-001.00**
1907 B Herman St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. FINEMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES A. FINEMAN AND PAUL SIMIYU** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1907B on the Plan of Nineteen-Seven-Bee Herman Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220208-0014543, 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 Benchesko Coffey, married by Warranty Deed from Ben Edd Bididix Jr., dated September 18, 2015 in Instrument No. 20150928-0098529, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to James A. Fineman by Warranty Deed from Benchesko Coffey, married, dated December 1, 2021 in Instrument No. 20211201-0158823, Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1907 B Herman St, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 11th day of July, 2023.

James A. Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of July, 2023.

Notary Public
My Commission Expires: 04.22.2026
(SEAL)

MINDY NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Lacy Perkins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/11/2023 (date of document).

Lacy Perkins
Affiant Signature

7/17/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of July, 2023.

Karen Cecil
Notary's Signature

KAREN CECIL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY SEAL

MY COMMISSION EXPIRES: August 19, 2025