This Instrument was prepared by:
Marshall & Associates, PLLC
Lindsey L. Lawrence, Esq.
10574 Lebanon Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1050773 DEEDQC
09/18/2023 08:44:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230918-0072779

FROM: VIDALI SARMIENTO

TO: DORIS SARMIENTO

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Doris Sarmiento 148 Bonnafield Drive Hermitage, TN 37076	Doris Sarmiento 148 Bonnafield Drive Hermitage, TN 37076	074-08-0-164.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

VIDALI SARMIENTO

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **VIDALI SARMIENTO,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **VIDALI SARMIENTO** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville Tennessee, this 6th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 01/06/2025

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **DORIS SARMIENTO,** Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VIDALI SARMIENTO**, Affiant, Grantor, does hereby quitclaim, transfer and convey to **DORIS SARMIENTO** all interest, right and ownership that he has to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**, and as ordered by the Circuit Court for Davidson County, Tennessee in the Final Decree of Case No. 2023-D-371.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 16th day of September, 2023.

VIDALI SARMIENTO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **VIDALI SARMIENTO,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged himself to be **VIDALI SARMIENTO** and whom upon further oath acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville Tennessee, this 16th day of September, 2023.

NOTARY PUBLIC
My Commission Expires: 01/06/2025

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

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EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 905 on the Plan of Hermitage Hills Subdivision, Section Eight, as of record in Book 3600, Page 24, in the Register's Office of Davison County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Shamshudeen Hosein by Warranty Deed from Jimmy Commer and Bobby Beadle, tenants in common, dated October 12, 2012 and record October 16, 2012 in Instrument No. 20121016-0094493, in the Register's Office of Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20121206-0112611, in said Register's Office.

This instrument is being executed on behalf of Grantor(s) pursuant to Power of Attorney's of record as Instruments Number 20220922-0105229, 20220922-0105230, 20220922-0105228, Register's Office for said County and State.

Jasmine Hosein, Randy Hosein, Sandy Hosein, and Alaina Hosein are the Grantors herein and convey their interest in the above-described property as the heirs of Shamshudeen Hosein. Jasmine Lea Hosein also joins this conveyance in her capacity as Administrator for the Estate of Shamshudeen Hosein.

BEING the same property conveyed to Doris Sarmiento by Warranty Deed from the Estate of Shamshudeen Hosein and Jasmine Lea Hosein and Randy Hosein and Sandy Hosein and Alaina Hosein, dated November 16, 2022 and filed November 21, 2022 in Instrument No. 20221121-0122897 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinance (4) utility, sewer, draining, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

The above-described property is improved property known as: 148 Bonnafield Drive, Hermitage, 37076. This Deed was prepared without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.