Karen Johnson Davidson County
Batch# 1068669 DEEDQC
11/06/2023 10:37:13 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20231106-0086539

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 034040
PARCEL: 026.00

NEW OWNER'S ADDRESS:
Audrey N. Assad
Jeremi Morris
363 Cumberland Hills Dr.
Madison, TN 37115

SEND TAX BILLS TO:
PennyMac
PO Box 6618
Springfield, OH 45501-6618

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as, tenants in common I, Audrey N. Assad, single woman and Roy Assad, single man (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Section Four, North Hill Estates, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Audrey N. Assad, single woman and Roy Assad, single man, as tenants in common with right of survivorship by Quitclaim Deed dated 7/30/21 from Tammy Mellons, Trustee of record in Instrument No. 20210803-0104124, and to Audrey N. Assad by Warranty Deed dated 8/26/2020 from Steven M. Danitz and Denise Danitz, husband, and wife, of record in Instrument No. 20200901-0099265 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Section Four, North Hill Estates, as recorded in Plat Book 3842, Page(s) 229.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4293, Page 979, and Instrument No. 20181121-0114594.

Easement for Permanent Telecommunications and Right of Way, recorded in Instrument No. 20120228-0017172.

This is (X) improved property known as: 363 Cumberland Hills Dr., Madison TN 37115.

Legal Description taken from previous deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Audrey N. Assad, single woman and Jeremi Morris, single man, as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set my hand on the 30TH day of ~~November~~ OCTOBER 2023.

Roy Assad

STATE OF FLORIDA
COUNTY OF Palm Beach

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Roy Assad, the Bargainor, 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 an official seal this the 30 day of ~~November~~ October 2023.

Notary Public
My Commission Expires: 01/30/2027

CHRISTOPHER HAYNES
Notary Public - State of Florida
Commission # HH 330243
My Comm. Expires Jan 30, 2027
Bonded through National Notary Assn.

IN WITNESS WHEREOF we have hereunto set my hand on the 1 day of November 2023.

Audrey N. Assad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Audrey N. Assad, the Bargainor(s), 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 an official seal this the 1ST day of November 2023.

Notary Public
My Commission Expires:



IN WITNESS WHEREOF we have hereunto set my hand on the 1ST day of November 2023.

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor(s), 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 an official seal this the 1ST day of November 2023.

Notary Public
My Commission Expires:



The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 1st day of November, 2023.

Notary Public
My Commission Expires:

