Karen Johnson
Batch # 1107687
03/06/2024 09:50:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240306-0015504

THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Christine Mason
Affiant

Sworn to and subscribed before me this 23 day of February, 2024.

Notary Public

My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Sharon Londeree Istfan	3180 Parthenon Avenue, Unit 109	Owner	
3180 Parthenon Avenue, Unit 109	Nashville, TN 37203		**104-02-1C-309.00-CO**
Nashville, TN 37203			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Sharon Londeree Istfan, a married woman** (Grantor), does hereby quitclaim, transfer and convey unto **Sharon Londeree Istfan, a married woman and** Anthony Wadih Istfan (Single) **, as joint tenants** (Grantees), their successors and assigns, all of her rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 109 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit "C", said Register's Office, are

incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 109 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-0061923, as amended as Instrument No. 20070504-0053846, and suspended by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, Register's Office for said County.

Being the same property conveyed to Sharon Londeree Istfan, a married woman by Warranty deed from William H. Schmidt and wife, Clare P. Schmidt of record in Instrument No. 20230710-0052422 Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on July 10, 2023.

WITNESS my hand this the 23 day of February, 2024.

Sharon Londeree Istfan

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Sharon Londeree Istfan, a married woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of February, 2024.

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/28/25