Karen Johnson Davidson County
Batch# 1162614 DEEDQC
07/25/2024 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056370

Recordation Requested By/Return to:
NETCO
3109 KENAI DRIVE SUITE 105
CEDAR PARK, TX 78613
File No. NTN-1402959

This Instrument Prepared By:
BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
FATJON DERVISHI, AND INA DERVISHI	FATJON DERVISHI, AND INA DERVISHI	095 03 0A 038.00
2258 LEBANON PIKE UNIT 38 NASHVILLE, TN 37214	2258 LEBANON PIKE UNIT 38 NASHVILLE, TN 37214	

Executed this 10th day of July 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **DASHAMIR DERVISHI AND MERITA DERVISHI, HUSBAND AND WIFE AND FATJON DERVISHI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **FATJON DERVISHI, AND INA DERVISHI HUSBAND AND WIFE , AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

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

Land in Davidison County, Tennessee, being Unit No. 38 on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property or a portion of the same property conveyed to Dashamir Dervishi and Merita Dervishi, husband and wife and Fatjon Dervishi, an unmarried man by Instrument dated January 31, 2017 from Thomas K. Noe and wife, Donna S. Noe filed on February 2, 2017 as Document Number 20170202-0011150 in the Davidson County records.

Property known as, 2258 LEBANON PIKE UNIT 38, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of July, 2024.

DASHAMIR DERVISHI

MERITA DERVISHI

FATJON DERVISHI

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Karen R. Campbell of the state and county mentioned, personally appeared **DASHAMIR DERVISHI, MERITA DERVISHI AND FATJON DERVISHI,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Karen R. Campbell
Notary Public
Printed Name: Karen R. Campbell
My Commission Expires: Sept 8, 2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TX
COUNTY OF Williamson

Sworn to before me this 10 day of July, 2024.

Notary Public
My Commission Expires:

RYAN J. WELCH
Notary Public, State of Texas
Comm. Expires 01-28-2027
Notary ID 131565646

Tennessee Certification of Electronic Document

I, Ryan Welch, 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 7-10-24 (date of document).

Affiant Signature

7-10-24

Date

State of TX

County of Williamson

Sworn to and subscribed before me this 10 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4-22-2025

NOTARY'S SEAL

SUNI DAY
Notary Public, State of Texas
Comm. Expires 04-22-2025
Notary ID 129399122