Karen Johnson
Batch # 1178451
09/06/2024 12:38:34 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240906-0068759

THE ABOVE SPACE PROVIDED FOR RECORDERS USE ONLY
PREPARED BY:
Sabrina Shoulders
5300 Bell Crest Dr.
Antioch, TN 37013

WHEN RECORDED RETURN TO:
Ron Sepehr (new owner)
5300 Bell Crest Dr.
Antioch, TN 37013

QUIT CLAIM DEED

On September 4 2024 THE GRANTOR
Sabrina Shoulders, a married person
For and in consideration of, One Dollar ($1.00) and other good and valuable consideration conveys, releases and quit claims t
the GRANTEE: * all right Title and Interest in the Property
Ron Sepehr, 5300 Bell Crest Dr, TN Davidson County, Tennessee, 37013
the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Map/Par: 11901042100

(legal description): Land in Davidson County, Tennessee, being all of Lot Nos. 6 and 7, on the Map of Coleman's R Subdivision of Lots 1 to 6, inclusive of the Thuss Addition. As shown by plat appearing of record in Plat Book 9640 page 4(of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for more complete details of said lot.
Source of Title Book 10530 Pg 790
Prior Owner: Jerry Pendagrass $170,000.00

Mail Tax Statements To:
Ron Sepehr
5300 Bell Crest Dr.
Antioch, TN 37013

Grantor Signature:

DATED: 9/5/24

Sabrina Shoulders
Sabrina Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 5th September 2024 before me, Sabrina Shoulders, personally appeared Sabrina Shoulders proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

CHAD GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exp 11/22/26 (Notary Seal)
Signature of Notary Public

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is

Sabrina Shoulders
Affiant

Affiant's Name: Sabrina Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 **Affiant**
Subscribed and sworn before me this the
6 **Day of** September **20**24.
J. Rivera, **Deputy Register**