Karen Johnson Davidson County
Batch# 1200474 DEEDQC
11/01/2024 01:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241101-0085121

File No: NTN-1407447
Grantor's Loan No. _____

After Recording, Send to:
Fatjon Dervishi and Ina Dervishi
4284 Stone Hall Blvd
Hermitage, TN 37076

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Fatjon Dervishi and Ina Dervishi, 4284 Stone Hall Blvd
Hermitage, TN 37076

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 095 03 0A 018.00

QUITCLAIM DEED

Dashamir Dervishi and wife, **Merita Dervishi** and **Fatjon Dervishi,** unmarried, ("Grantor"), 2258 Lebanon Pike Unit 18, Nashville, TN 37214, for and in consideration of $0.00 (Zero Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which i hereby acknowledged, conveys and quitclaims his/her/their interest to **Fatjon Dervishi** and **Ina Dervishi,** husband and wife, ("Grantee"), whose tax mailing address is 4284 Stone Hall Blvd Hermitage, TN 37076, with quitclaim covenants, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 18 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 for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20060725-0089316; Book 5200, Page 702; Book 253 and 277, said Register's Office.

Parcel Number: 095 03 0A 018.00

Property Address is: 2258 Lebanon Pike Unit 18, Nashville, TN 37214

Being the same property or a portion of the same property conveyed to Dashamir Dervishi and wife, Merita Dervishi and Fatjon Dervishi, unmarried by Instrument dated 01/31/2017 from Thomas K. Noe and wife, Donna S. Noe filed on 02/02/2017 as Document Number 20170202-0011143 in the Davidson County records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on OCTOBER 31, 2024:

Dashamir Dervishi

Merita Dervishi

Fatjon Dervishi

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Dashamir Dervishi** and **Merita Dervishi** and **Fatjon Dervishi**, personally known to me, or has produced Driver Licenses, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of October, 2024.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
Exp: 1-5-2028

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Hatton Ramsey Joshamir Gerrijchi Merita Demeku

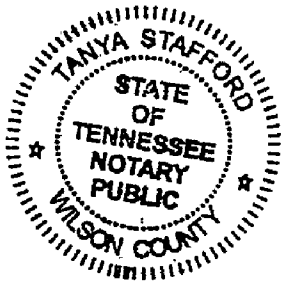
Affiant

Subscribed and sworn to before me on this the 31st day of October, 2024.

Tanya Stafford
Notary Public

My Commission Expires: 1-5-2028

SEAL



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 **11-1-24** (date of document).

Affiant Signature

11-1-24

Date

State of TX

County of Williamson

Sworn to and subscribed before me this **1st** day of **November**, 2**024**.

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