Karen Johnson Davidson County
Batch# 1202139 DEEDQC
11/05/2024 03:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241105-0086018

File No: NTN-1407485
Grantor's Loan No. _____

After Recording, Send to:
Fatjon Dervishi and Ina Dervishi
4284 Stone Hall Blvd, Hermitage, TN 37214

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 37214

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 041.00

QUITCLAIM DEED

Fatjon Dervishi, married, ("Grantor"), of 4284 Stone Hall Blvd, Hermitage, TN 37076, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Fatjon Dervishi** and **Ina Dervishi,** a married couple, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is 4284 Stone Hall Blvd, Hermitage, TN 37214, with quitclaim covenants, the following described real estate:

Land in Davidson County, Tennessee, being Unit No. 41 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in the Register's Office for 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.

Parcel ID: 095 03 0A 041.00

Property Address is: 2258 Lebanon Pike Unit 41, Nashville, TN 37214

Executed by the undersigned on OCTOBER 31, 2024:

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 **Fatjon Dervishi**, personally known to me, or has produced Drivers License, 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
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.

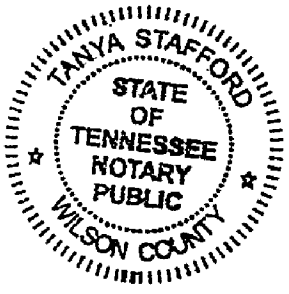
Affiant

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

Notary Public

My Commission Expires: 1-5-2028

SEAL



Being the same property or a portion of the same property conveyed to Fatjon Dervishi, unmarried by Warranty Deed dated June 1, 2015 from Thomas K. Noe and wife, Donna S. Noe filed on June 4, 2015 as Document Number 20150604-0052500 in the Davidson County records.

Parcel ID: 095 03 0A 041.00

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.

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 **10-31-2024** (date of document).

Affiant Signature

10-31-2024
Date

State of TX

County of Williamson

Sworn to and subscribed before me this **31** day of **october**, 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