This instrument prepared by:

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Karen Johnson Davidson County
Batch # 1233173 DEEDQC
02/04/2025 08 49 24 AM 3 pgs
Fees $17 00 Taxes $0 00
20250204-0008243

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $1.00

Perry A Craft
Affiant Signature

Subscribed and sworn to before me on this 29th day of January, 2025.

Jordan Thomas Branim
Notary Public

My Commission expires 06 / 26 / 2028

JORDAN THOMAS BRANIM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-26-2028

NAME AND ADDRESS OF PROPERTY OWNER:
Mena F. Demian
6005 Eden Lane
LaVergne, TN 37086

SEND TAX BILLS TO:
Mena F. Demian
6005 Eden Lane
LaVergne, TN 37086

MAP AND PARCEL NUMBER: 070-09-0-025.00

QUITCLAIM DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged We,

Mena F. Demian and Selvia Nabil Demian, husband and wife,

By these presents do remise, release and **QUITCLAIM** unto

Mena Demian

Hereinafter called the GRANTEES, their heirs and assigns, all of our interest in a certain tract or parcel of land in **DAVIDSON County,** Tennessee, described as follows, to wit:

Being Tract 6 of a survey made by Cantrell, Connel and Morrison, Engineers, dated August 19,

1957, not of record, being part of Lots No. 21 and 26 in the H. E. Simpkins Division of L. C. Curtis Land, as reference is hereby made for a more complete and accurate legal description.

Said tract 6 fronts 60.3 feet on the north side of Curtis Street and runs back 203.8 feet on the easterly line and 204.8 feet on the westerly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Mena F. Demian and Selvia Nabil Demian, husband and wife from Jessica Marie Maracci and Paul A. Maracci, husband and wife, by Warranty Deed dated August 10, 2015, and recorded August 12, 2015, in Instrument No. 20150812-0080868, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3302 Curtis Street, Nashville, Tennessee 37218.

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 our hands this 29 day of January, 2025.

Mena Demian

Mena F. Demian

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mena Demian,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of January 2025

Jordan Thomas Branim

Notary Public

My Commission expires: 06/26/2028



Selvia Nabil Demian

Selvia Nabil Demian

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Selvia Demian,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29 day of January, 2025

Notary Public

My Commission expires: 06/26/2028

JORDAN THOMAS BRANIM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-26-2028