Karen Johnson Davidson County
Batch# 1248199 DEEDQC
03/19/2025 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250319-0019956

Recordation Requested By/Return to:
NETCO
930 S BELL BLVD, SUITE 206
CEDAR PARK, TX 78613
File No. NTN-1411346

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o 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

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SAIMIR DERVISHI	SAIMIR DERVISHI	095 03 0A 034.00 & 095 03 0A 009.00 & 095-03-0A-007.00-CO
5214 STONEMOUNTAIN CIR HERMITAGE, TN 37076	5214 STONEMOUNTAIN CIR HERMITAGE, TN 37076	

Executed this 27 day of February 20 25.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **SAIMIR DERVISHI AND JONIDA DERVISHI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SAIMIR DERVISHI, MARRIED**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property known as, 2258 LEBANON PIKE UNIT 7, 9, & 34, MEMPHIS, TN 37217
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 27 day of Febuary, 20 25.

SAIMIR DERVISHI

JONIDA DERVISHI

STATE OF Tennessee

COUNTY OF Davidson

Before me, TeeAnna Davis Brown of the state and county mentioned, personally appeared **SAIMIR DERVISHI AND JONIDA DERVISHI**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TEEANNA DAVIS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 9-7-26
DAVIDSON COUNTY

Notary Public
Printed Name: TeeAnna Davis Brown
My Commission Expires: 9-7-26

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to before me this the 27 day of Febuary 2025, 2025.

Notary Public
My commission expires: 9-7-26

(seal)

TEEANNA DAVIS BROWN
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 9-7-26
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 7 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 Saimir Dervishi and Jonida Dervishi, husband and wife by Instrument dated January 31, 2017 from Thomas K. Noe and wife, Donna S. Noe filed on February 2, 2017 as Document Number 20170202-0011123 in the Davidson County records.

Parcel Number(s): 095-03-0A-007.00-CO

Commonly known as: 2258 Lebanon Pike, Unit 7, Nashville, TN 37217

Land in Davidson County, Tennessee, being Unit No. 9 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 Salmir Dervishi and wife, Jonida Dervishi by Instrument dated January 31, 2017 from Thomas Noe, a married man filed on February 2, 2017 as Document 20170202-0011128 in the Davidson County records.

Parcel Number(s): 095 03 0A 009.00

Commonly known as: 2258 Lebanon Pike, Unit 9, Nashville, TN 37214

Land in Davidson County, Tennessee, being Unit No. 34 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 685, 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 Saimir Dervishi and Jonida Dervishi by Instrument dated September 24, 2024 from Saimir Dervishi filed on September 29, 2021 as Document Number 20210929-0130740 in the Davidson County records.

Parcel Number(s): 095 03 0A 034.00

Commonly known as: 2258 Lebanon Pike, Unit 34, Nashville, TN 37217

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 02/27/2025 (date of document).

Affiant Signature

03/07/2025

Date

State of TX

County of Williamson

Sworn to and subscribed before me this 07 day of March, 2025.

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