Karen Johnson
Batch # 1265151
04/28/2025 08 32 31 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250428-0032154

Subject Property: **Map & Parcel: 119-06-0-170.00**

Property Address: **70 Jay Street, Nashville, Tennessee 37210**

New Owner: **Emily Scott**
Address: **3501 Robin Road**
Nashville, TN 37204

Send Tax Bill to:
Same address

This instrument was prepared by:
Sarah R. Perky, Attorney at Law
329 S. Royal Oaks Blvd, Ste 205
Franklin, TN 37064
(615) 794-1717

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on **March 11, 2025**, Davidson County Circuit Court Docket No. Case Number 23D-617, and for good and valuable consideration, and no monetary consideration, I, Gentian Mjeshtri, hereby quitclaim and convey to Emily Gail Scott, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14, on the plan of Sterling Heights, Section Two of record in Book 1424, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Leila Grossman by Warranty Deed from Christine Wood n/k/a Christine Chandler, dated October 25, 2004, recorded October 27, 2004, of record in Instrument No. 20041027-0129144, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated May 28, 2014, recorded January 16, 2015, of record in Instrument No. 2010116-0005054, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 70 Jay Street, Nashville, TN 37210.

IN WITNESS WHEREOF I have hereunto set my hand this 15th day of April, 2025.

Gentian Mjeshtri

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gentian Mjeshtri, within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2025.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/3/26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Sworn to and subscribed before me this ____ day of _____, 202__.

NOTARY PUBLIC

My Commission Expires: _____

The actual consideration or value, whichever is greater, is $0.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Emily Scott, Affiant
Subscribed and sworn before me this the
28 Day of April, 20__.
J. Rivera, Deputy Register