51-148609
ID-083 09 0 432.00

Recordation Requested By/Return to:
EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787
File No. 51-148357

Karen Johnson Davidson County
Batch# 1280850 DEEDQC
06/03/2025 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250603-0043550

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
SHAUNA SHAIK AND JASON JARED	SHAUNA SHAIK AND JASON JARED	083 09 0 432.00
1411 HOLLY STREET NASHVILLE, TN 11787	1411 HOLLY STREET NASHVILLE, TN 11787	

Executed this 23 day of MAY 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 **SHAUNA SHAIK, MARRIED, HEREIN JOINED BY SPOUSE, JASON JARED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SHAUNA SHAIK AND JASON JARED, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, 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:

All that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16, Block B on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Clerk and Master's Office for the Chancery Court for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 50 feet on the Northerly margin of Holly Street and extends back between parallel lines, 180 feet to an alley.

Being the same premises conveyed to SHAUNA SHAIK, MARRIED from JASON JARED, A MARRIED MAN by Deed dated 12/12/2019, and recorded on 12/16/2019, as Instrument No., 20191216-0129742 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 1411 HOLLY STREET, NASHVILLE, TN 11787
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 23 day of May, 20 25.

SHAUNA SHAIK

JASON JARED

STATE OF TN

COUNTY OF Davidson

Before me, **Dechan St. Cloud** of the state and county mentioned, personally appeared **SHAUNA SHAIK AND JASON JARED**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DECHAN ST. CLOUD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2027

Dechan St. Cloud
Notary Public
Printed Name: Dechan St. Cloud
My Commission Expires: 8/21/2027

OATH OF VALUE CONSIDERATION

STATE OF TN
COUNTY OF Davidson

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 23 day of May, 2025

Dechan St Cloud
Notary Public
My commission expires: 8/21/2028

(seal)

DECHAN ST. CLOUD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2027

Certificate of Authenticity

I, Taylor Hickey, 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 June 3, 2025.

Date

Affiant Signature

June 3, 2025
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 3rd day of June, 2025.

Notary's Signature

My Commission Expires: 7/27/27
Date

Notary's Seal (if on paper)

CASSANDRA S FLYNN
Notary Public, State of New York
Registration #01FL6326551
Qualified In Suffolk County
Commission Expires ~~June 22, 2019~~
7/27/27

202506030043550