QUITCLAIM DEED

Karen Johnson
Batch # 1351569
11/26/2025 12 32 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251126-0094622

LB-QCD-25-215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Nov, 2025

Notary Public

MY COMMISSION EXPIRES 6-8-2027 (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HEATHAM

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Danie May Doroteo and Idiris Adan	**Same as New Owners**	
(NAME)	(NAME)	**107-05-0B-215 00-CO**
215 Oak Grove Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIE MAY DOROTEO, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DANIE MAY DOROTEO AND IDIRIS ISACK ADAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No 215 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Danie May Doroteo, unmarried by Warranty Deed from Xhemal Rroshi, a married man of record in Instrument No 20231222-0098845, Register's Office for Davidson County, Tennessee

See also Scrivener's Affidavit dated January 2, 2024 and recorded on January 8, 2024 in Instrument No 20240108-0001622, Register's Office for Davidson County, Tennessee The Scrivener's Affidiavit corrected the county in the legal description on the Warranty Deed dated on December 19, 2023 and recorded on December 22, 2023 in Instrument No 20231222-0098845, Register's Office for Davidson County, Tennessee,

The said Danie May Doroteo is now married to Idiris Isack Adan and is executing this quitclaim deed to create a tenancy by the entirety

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as: **215 Oak Grove Drive, Nashville, Tennessee 37217**

Witness my/our hand(s) this the 19 day of NOVEMBER, 2025

Danie May Doroteo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19 day of NOVEMBER, 2025.

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212