BILL GARRETT, Davidson County
Trans:T20130079042 DEEDQC
Recvd: 09/12/13 09:36 3 pgs
Fees:17.00 Taxes:0.00
20130912-0096166

Commitment Number: 201307006

After Recording Return To:
Brickstone Title, Inc., 7601 Paragon Road – Suite 200, Dayton, Ohio 45459

This Instrument Prepared By:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

Mail Tax Statements To:
Selim A. Waysi and Kajin S. Waysi, 725 Preston Road, Antioch, Tennessee 37013

Property Appraisal (Tax/APN) Parcel Identification Number: 174 00 0 052.0

QUITCLAIM DEED

SELIM A. WAYSI, a married man, hereinafter Grantor, of Davidson County, Tennessee, for $0.00 and as a gift to Daughter, **KAJIN S. WAYSI,** in consideration paid, grants and quitclaims to **SELIM A. WAYSI,** a married man, and **KAJIN S. WAYSI**, a married woman, hereinafter Grantees, whose tax mailing address is 725 Preston Road, Antioch, Tennessee 37013, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

BEING A PARCEL OF LAND IN THE 5TH CIVIL DISTRICT OF THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE: BEING PART OF THE MOSS PROPERTY, DESIGNATED AS TRACT "C" ON A SURVEY OF E. L. MILLER, JR., & CO. DATED MARCH 19, 1964, AND REVISED APRIL 19, 1985, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF PRESTON ROAD; BEING 584 FEET (AS MEASURED ALONG THE CENTERLINE OF PRESTON ROAD) WEST FROM THE INTERSECTION OF SAID PRESTON ROAD AND THE CENTERLINE OF CANE RIDGE ROAD; THENCE WESTERLY ALONG THE CENTERLINE OF SAID PRESTON ROAD, 400 FEET TO A POINT; THENCE NORTH 04° 20' WEST 708 FEET TO A POINT; THENCE SOUTH 87° 30' EAST 255 FEET; THENCE SOUTH 17° 35' EAST 595 FEET TO THE POINT OF BEGINNING, CONTAINING 4.8 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL NUMBER: 174 00 0 052.0

COMMONLY KNOWN AS: 725 PRESTON ROAD, ANTIOCH, TENNESSEE 37013

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Being the same property conveyed to **SELIM A. WAYSI**, by virtue of Warranty Deed from **STEPHEN E. CHAISSON**, on October 31, 2003, and filed of record November 5, 2003, in Instrument Number 20031105-0162371, of the Register's Office of Davidson County, Tennessee.

FERMAN WAYSI, spouse of Grantor **SELIM A. WAYSI,** signing solely for the purpose of releasing any spousal rights herein.

Executed by the undersigned on the 12 of August, 2013:

Selim A WAYSI

SELIM A. WAYSI

FERMAN WAYSI

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on the 19th of August, 2013 by **SELIM A. WAYSI and FERMAN WAYSI,** husband and wife, who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
NOTARY PUBLIC Dotty Harper
Exp 10-18-15

Maximum Principal Indebtedness for Tennessee recording tax purposes is $0.00.

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Executed by the undersigned on August 19, 2013:

William A Waxy Ferman

AFFIANT

William A Waxy Ferman

PRINT NAME

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on August 19, 2013 by _____, who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper

NOTARY PUBLIC Dotty Harper
Exp. 10-18-15