THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Xpress Title Services, LLC
724 Dulaney Valley Road, Suite 2
Towson, MD 21204
Telephone: 410-339-7577
File No. 17-7374
Parcel#: 150120C00500CO

Davidson County DEEDQC
Recvd: 07/27/17 10:16 4 pgs
Fees:22.00 Taxes:0.00
20170727-0076071

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# QUITCLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MAMAKEH JAWARA**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **MAMAKEH JAWARA and MARIAMA YAFFA**, 3521 MOUNT VIEW RIDGE DRIVE, ANTIOCH, TN 37013, hereinafter "Grantees", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 5, on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended in Instrument No. 20010523-0053206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

***For informational purposes only*** The improvements thereon being known as 3521 Mount View Ridge Drive, Antioch, TN 37013.

BEING the same property which by Cash Deed for Tennessee dated March 11, 2009 and recorded among the Land Records of Davidson County, Tennessee in instrument number 20090316-0023159, was granted and conveyed by Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., unto Mamakeh Jawara, unmarried his/her their heirs and assigns.

**THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE**

**WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a cash deed for Tennessee from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., dated March 11, 2009, and recorded March 16, 2009, in the Register of Deeds for the County of Davidson, as Document No. 20090316-0023159.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise.

WITNESS Grantor's hand this 15th day of March, 2017.

Leigh S. Smith
Witness

{SEAL}
**MAMAKEH JAWARA**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2017, before me, the undersigned officer duly commissioned and qualified, personally appeared MAMAKEH JAWARA, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Leigh S. Smith
Notary Public

My Commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Person or Agency responsible for taxes:**
MAMAKEH JAWARA and MARIAMA YAFFA
3521 MOUNT VIEW RIDGE DRIVE
ANTIOCH, TN 37013

Affiant: _____

Subscribed and sworn to before me this 15th day of March, 2017.

_____
Notary Public
My Commission expires: 7/27/20

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Kevin Grabau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Maryland

County of Baltimore

Personally appeared before me, Julie Chernyakhovsky, a notary public for this county and state, Kevin Grabau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/19

Notary' Seal (if on paper)

JULIE CHERNYAKHOVSKY
Notary Public
Baltimore County
Maryland
My Commission Expires October 14, 2019