Bill Garrett Davidson County
Batch# 17698 DEEDQC
10/25/2017 09:05:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171025-0109246

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shemeies Negash and Beza Kitle 2612 Oak Forest Drive Antioch, TN 37013	New Owner	149-03-0A-65.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Shemeles A. Negash, an unmarried person** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Shemeles A. Negash, an unmarried person and Beza Kitle, an unmarried person,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot(s) 61, as shown on the map entitled Section Three, Chelsea Village Addition, of record in Plat Book 9700, page(s) 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shemeles A. Negash, an umarried person and their assigns, from Federal National Mortgage Associations aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, by Special Warranty Deed dated July 10, 2007 and recorded on July 18, 2007 in Instrument No. 20070718-0085595, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2612 Oak Forest Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever. However, this conveyance is made without the benefit of a title search.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20 day of October, 2017.

Shemeles A. Negash

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Shemeles A. Negash, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of October, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018