Bill Garrett Davidson County
Batch# 56290 DEEDQC
02/07/2018 03:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20180207-0012530

Commitment Number: 23187079

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Teferi Asghodom and Lemlem Asmelash, 5560 Traceside Drive, Nashville, TN 37221

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 155 16 0A 026.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Teferi Asghodom and **Lemlem Asmelash**, a married couple, and **Elsa Asmelash,** a married woman who acquired title as unmarried woman (sister of Lemlem Asmelash) joined by spouse **Sirak Ghebreslassie**, whose mailing address is **5560 Traceside Drive, Nashville, TN 37221,** hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Teferi Asghodom** and **Lemlem Asmelash**, a married couple, hereinafter grantees, whose tax mailing address is **5560 Traceside Drive, Nashville, TN 37221**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: Land in Davidson County, Tennessee, being Lot No. 339 in Traceside Meadows, Section I, according to the plan of record in Book 7900, Page 946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot. Being the same parcel conveyed to Teferi Asghodom and Lemlem Asmelash and Elsa Asmelash from Joseph C. Longo and Shannon R. Longo, by virtue of a deed dated 12/29/2000, recorded 1/2/2001, as instrument no. 20010102-0000181 county of Davidson , state of Tennessee. Assessor's Parcel No: 155 16 0A

026.00
Property Address is: 5560 Traceside Drive, Nashville, TN 37221

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20010102-0000181 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 155 16 0A 026.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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.

Executed by the undersigned on Jan. 8, ~~2017~~ 2018:

Teferi Asghodom

Teferi Asghodom
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 8, 2018 by **Teferi Asghodom** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Lemlem Asmelash

Lemlem Asmelash

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan. 8, 2018 by **Lemlem Asmelash** who is personally known to me or has produced driver's license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Elsa Asmelash,
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 16, 2018 by **Elsa Asmelash** who is personally known to me or has produced Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Sirak Ghebreslassie
STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Jan 6, 2018 by **Sirak Ghebreslassie** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Karen R Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

State of Tennessee
County of Davidson

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

Subscribed and sworn to before me

This 6th day of Jan, 2018.

Affiant

DISA - ASMX

Print Name

(Seal)

Karen R. Campbell
Notary Public

My commission expires:

Nov. 8, 2021

Karen R. Campbell

Print Name

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

201802070012530

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES