Bill Garrett Davidson County
Batch# 81824 DEEDQC
04/17/2018 10:34:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180417-0036046

This Instrument Prepared By & Return to:
Margaret R. Means, Esq.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Mohammed Osman,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Mohammed Osman and Misrak Tadesse Alemu,** husband and wife, all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 22 on the Plan of Willow Trace Subdivision, Phase 2, of record in Plat Book 7900, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Mohammed Osman, married, by Special Warranty Deed of record in Instrument Number 20110810-0061767, Register's Office for Davidson County.

Improved Property Commonly Known As: 1313 Rock Creek Trace, Whites Creek, TN 37189

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 6th day of April, 2018.

Mohammed Osman
Mohammed Osman

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2018, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mohammed Osman,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument for the purposes therein contained, and who acknowledged the execution of same to be his/her/their free act and deed.

Notary Public * see attached California Acknowledgment cert. to act

My Commission Expires:

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 11th day of April, 2018.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Tax/Map ID & Parcel
049-16-0A-066.00CO

New Owners:
Mohammed Osman and wife,
Misrak Tadesse Alemu
620 Rockspray Circle
Pittsburg, CA 94565

Send Tax Bills to:
New Owner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On April 6, 2018 *Date* before me, Sylvia Yolanda Avalos Notary Public *Here Insert Name and Title of the Officer*

personally appeared Mohammed Osman *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SYLVIA YOLANDA AVALOS
Commission # 2095383
Notary Public - California
Contra Costa County
My Comm. Expires Dec 29, 2018

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed Document Date: 4/6/18
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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