Karen Johnson Davidson County
Batch# 216236 DEEDQC
04/10/2019 12:20:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190410-0032733

Commitment Number: 24941766
Seller's Loan Number: 2200894863

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:
Belay F. Gereyes and **Yengus Kasaw**, 400 Haywood Court North Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
148 09 0 179.00

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.

Belay F. Gereyes, single, whose mailing address is **400 Haywood Court North Nashville, TN 37211**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Belay F. Gereyes, single** and **Yengus Kasaw, single**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **400 Haywood Court North Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Haywood Meadow Addition, of record in Plat Book 6900, page(s) 611, 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 parcel conveyed to Belay F. Gereyes from Federal National Mortgage Association aka Fannie Mae, a Corporation, by virtue of a deed dated 8/29/2006, recorded 8/30/2006, as instrument no. 20060830-0107338 county of Davidson, state of Tennessee.

Executed by the undersigned on March 25, 2019:

Belay F. Gereyes

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on March 25, 2019 by **Belay F. Gereyes** who is personally known to me or has produced DL 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.

Carrie Meredith
Notary Public

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES:
7-12-2021

Property Address is: 400 Haywood Court North Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20060830-0107338 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 148 09 0 179.00

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.

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 is $0.00.

Subscribed and sworn to before me

This 25 day of March, 2019.

Affiant

BELAY F. GEREYES
Print Name

(Seal)

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

7-12-2021

Carrie Meredith
Print Name

True Copy Certification

I, Amy Cox, 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 PA

County of Allegheny

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

My Commission Expires: 4-27-22

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries