Karen Johnson Davidson County
Batch# 249684 DEEDQC
06/27/2019 01:08:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190627-0062517

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Solomon Yohanes and Addisalem Techane
3552 Mount View Ridge Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Solomon Yohanes and Addisalem Techane
3552 Mount View Ridge Drive
Antioch, TN 37013

NEW OWNER'S MAILING ADDRESS:
Solomon Yohanes and Addisalem Techane
3552 Mount View Ridge Drive
Antioch, TN 37013

MAP-PARCEL NUMBER(S): 150120C01500CO

3429560452
65772573
5009516

(1)

QUITCLAIM DEED

THIS INDENTURE, made this [Date] June 21st, 2019, by and between Soloman Yohanes, a married man who acquired title as unmarried, hereinafter referred to as "Grantor", and Solomon Yohanes and Addisalem Techane, husband and wife, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 15, AS SHOWN ON THE MAP ENTITLED MT. VIEW SUBDIVISION, A PLANNED UNIT DEVELOPMENT, SECTION ONE, OF RECORD IN PLAT BOOK 11700, PAGE 36, AS AMENDED IN INSTRUMENT NUMBER 20010207-0012283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 3552 Mount View Ridge Drive, Antioch, TN 37013

Being the same property conveyed to Grantor by deed dated June 22, 2006 which deed was recorded at Instrument/Case No. 20060626-0075718 in the Land Records for Davidson County on June 26, 2006.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(4): "Deed is a quitclaim deed with no consideration given so no transfer tax results because transfer tax on a quitclaim deed is calculated based only on the actual consideration given."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS: the signature of the Grantor the day and year first above written.

Soloman Yohanes
Soloman Yohanes, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this [Date] June 21st 2019, before me personally appeared Soloman Yohanes, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

(OFFICIAL SEAL)

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr.
Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.
(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Soloman Yohanes

Soloman Yohanes, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this [Date] June 21st 2019,

Soloman Yohanes.

(OFFICIAL SEAL)

RONALD L. MURRELL, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Ronald L Murrell Jr

Notary Public (Signature of Notary Public)

Ronald L. Murrell Jr.

(Printed Name of Notary Public)

My Commission Expires: 8/16/2022

☐ Personally Known OR

☑ Produced Identification [Type of Identification Produced]: License, Drivers

OWNERS: Soloman Yohanes, a married man who acquired title as unmarried

CLIENT: Amrock, Inc.

PROPERTY ADDRESS: 3552 Mount View Ridge Drive
Antioch, TN 37013

DISCLOSURE OF COUNSEL

IDENTIFICATION OF COUNSEL. Robertson Anschutz Vetters, LLC ("RAV") and its Co-Counsel, Phillip G. Hord III, Attorney at Law, 6509 Brantford Ct., Plano, TX 75093 have been retained by Client to prepare certain legal documents affecting the referenced property which may include a Deed conveying the property, Release of Lien or similar document releasing encumbrances on the property and such other documents as are appropriate to convey and/or cure title to the property and said documents will likely require execution by the Owners.

ACKNOWLEDGEMENT OF REPRESENTATION. The undersigned Owners acknowledge the foregoing identification of representation and acknowledge RAV and their Co-Counsel have not advised Owners or otherwise provided any legal assistance or representation of any kind to Owners. Further, by execution hereof, Owners acknowledge their right to retain counsel of their choosing to advise on legal matters involving the said property and, specifically, the documents prepared by Counsel named herein.

PAYMENT FOR SERVICES PROVIDED BY RAV. The undersigned acknowledge that they are obligated to pay certain legal fees for the preparation of legal documentation by RAV as required by Client. No charge is made for the preparation of documents except those specifically identified on the Invoice for services performed by RAV. Under no circumstances will RAV charge for Real Estate Settlement and Procedures Act or Truth-in-Lending Act disclosures.

The undersigned Owners acknowledge that they have read the foregoing Disclosure of Counsel and affirm the accuracy of the statements herein contained.

Soloman Yohanes — 6/21/2019

Soloman Yohanes, Owner — Date

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 15, AS SHOWN ON THE MAP ENTITLED MT. VIEW SUBDIVISION, A PLANNED UNIT DEVELOPMENT, SECTION ONE, OF RECORD IN PLAT BOOK 11700, PAGE 36, AS AMENDED IN INSTRUMENT NUMBER 20010207-0012283, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

For Informational Purposes Only:

Being the same property conveyed to Soloman Yohanes by deed dated June 22, 2006 which deed was recorded at Instrument/Case No. 20060626-0075718 in the Land Records for Davidson County, Tennessee on June 26, 2006. Thereafter, the property was conveyed by Soloman Yohanes by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 150120C01500CO

Property Address: 3552 Mount View Ridge Drive, Antioch, TN 37013

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne