AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190026673LD

This document prepared by:
JOHN O. WINDSOR, ESQ.
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Parcel ID No.: 128 15 0A 088.00

Karen Johnson Davidson County
Batch# 252979 DEEDQC
07/05/2019 09:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190705-0065576

QUITCLAIM DEED

THIS DEED made and entered into on this 18 day of June, 20 19, by and between **Habte Adane and Fikre Tesfaye Adane F/K/A Fikre Tesfaye**, a mailing address of 108 Zuric Ct, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Habte Adane and Fikre Tesfaye Adane, husband and wife, as tenants by the entirety**, a mailing address of 108 Zuric Ct, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 108 Zuric Ct, Nashville, TN 37221

Being the same parcel conveyed to Habte Adane and Fekre Tesfaye from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware Corporation, by virtue of a deed dated 12/12/2005, recorded 12/13/2005, as Instrument No. 20051213-0149685 County of Davidson, State of Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Habte Adane

Fikre Tesfaye Adane

F/K/A Fikre Tesfaye

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Habte Adane and Fikre Tesfaye Adane F/K/A FikreTesfaye, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 18 day of June, 2019.

Notary Public
My Commission expires: 5-23-23

No title exam performed by the preparer. Legal description and party's names provided by the party.

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18 day of June, 2019.

Notary Public
My Commission Expires: 5-23-23

Name and address for person(s) responsible for taxes:
Habte Adane and Fikre Tesfaye Adane
108 Zuric Ct
Nashville, TN 37221

Name and address of property owner:
Habte Adane and Fikre Tesfaye Adane
108 Zuric Ct
Nashville, TN 37221

ROGER EARL SHEAVES JR
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

LEGAL DESCRIPTION

The following described real property in the City of Nashville, County of DAVIDSON, State of TN:

Being Lot No. 6 on the Plan of Still Spring Hollow Subdivision, Section 2, Phase I, of record at instrument No. 20031111-0164936, 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 Habte Adane and Fekre Tesfaye from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware Corporation, by virtue of a deed dated 12/12/2005, recorded 12/13/2005, as instrument no. 20051213-0149685 county of Davidson, state of Tennessee.

Parcel/APN/Tax ID: 128 15 0A 088.00

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York
County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature
My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022