Karen Johnson Davidson County
Batch# 326493 DEEDQC
12/09/2019 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191209-0126417

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

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 15th day of November, 2019

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

ADDRESS OF NEW OWNER:
917 Birchmill Point S.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel:
175-06-0A-013.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **, Yahebed B. Yah** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Yahebed B. Yah and Etsegenet Sharew, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 (Thirteen) on the Plan of Final Plat of Section One, The Preserve at Old Hickory "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060824-0104545, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Yahebed B Yah, an unmarried person by Warranty Deed from James Andrew Clark and Lyndsie L. Clark, husband and wife, as tenants by the entirety of Record in Instrument # 20191114-0117237, Registers Office for Davidson County Tennessee.

This is real property commonly known as 917 Birchmill Point South, Antioch,TN 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 15th day of November, 2019

Yahebed B.Yah

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Yahebed B Yah, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 15th day of November 2019

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY