REQUESTED BY / RETURN TO:
WFG Lender Services
2625 Townsgate Rd. #101
Westlake Village, CA 91361
File No. 1398535TN

Karen Johnson Davidson County
Batch# 333123 DEEDQC
12/23/2019 09:34:30 AM 5 pgs
Fees: $28.00 Taxes: $478.07
20191223-0132003

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 173040A12800CO

QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of December, 2019, by and between **Elias G. Tikue, an unmarried man and Gebrelibanos Hadgu, a married man, joined in execution by his spouse, Yehanssu Gebremariam**, a mailing address of 5149 W. Oak Highland Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Elias G. Tikue, an unmarried man**, a mailing address of 5149 W. Oak Highland Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of One Hundred Twenty-Nine Thousand Two Hundred Nine and 00/100 ($129,209.00) Dollars, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 128, ON THE PLAN OF SUBDIVISION FOR PHASE 1 OF OAK HIGHLANDS, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 6900, PAGES 432-435, AMENDMENT AT BOOK 8037, PAGE 362, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO ELIAS G. TIKUE, AN UNMARRIED MAN, AND GEBRELIBANOS HADGU, A MARRIED MAN BY DEED FROM RAMUNE SULINSKIENE, MARRIED DATED AUGUST 29, 2017 AND RECORDED AUGUST 30, 2017 UNDER AS INSTRUMENT NO. 20170830-0089317 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

Also known as: 5149 W. Oak Highland Drive, Antioch, TN 37013

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.

Elias G. Tikue

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Elias G. Tikue, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, this 14 day of December, 2019.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission expires: 6/19/21

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of December, 19.

Gebrelibanos Hadgu

Yehanssu Gebremariam

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Gebrelibanos Hadgu and Yehanssu Gebremariam, 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 executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson Co, this 14 day of December, 2012.

Notary Public
My Commission expires: 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

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 $129,209.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 14 day of December, 2019.

Notary Public
My Commission Expires: 12-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Elias G. Tikue
5149 W. Oak Highland Drive
Antioch, TN 37013

Name and address of property owner:

Elias G. Tikue
5149 W. Oak Highland Drive
Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R Carnegie
Notary Signature

Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).