Karen Johnson Davidson County
Batch# 354229 DEEDQC
02/06/2020 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200206-0013737

Commitment Number: 26280100
Seller's Loan Number: 2201022726

After Recording Return To:
ServiceLink, LLC
1400 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:
Shirwan A. Hussein and **Nasreen Bamarni**, 1792 Red Jacket Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
173 05 0A 228.00

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.

Shirwan A. Hussein and **Nasreen Abdulqadir N/K/A Nasreen Bamarni**, a married couple, whose mailing address is **1792 Red Jacket Dr., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Shirwan A. Hussein** and **Nasreen Bamarni**, a married couple, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **1792 Red Jacket Dr., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the County of Davidson, State of Tennessee: Being all of Lot No. 228 on the Plan of Barnes Crossing, Planned Unit Development, according to the Master Deed appearing of record in Instrument Number 20050721-0084791, and amended Instrument Number 20051114-0135938, of the Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot. Being the same

parcel conveyed to Mayra Mata from Shirwan A. Hussein and Nasreen Abdulqadir, by virtue of a deed dated 4/8/2019, recorded 4/10/2019, as instrument no. 20190410-0032615 county of Davidson, state of Tennessee. Assessor's Parcel No: 173 05 0A 228.00
Property Address is: 1792 Red Jacket Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20190410-0032615 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 173 05 0A 228.00

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.

Executed by the undersigned on _____, 2020:

Shirwan Hussein
Shirwan A. Hussein

Nasreen Abdulqadir NKA Nasreen Bamarni
Nasreen Abdulqadir N/K/A Nasreen Bamarni

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 24 JAN, 2020 by **Shirwan A. Hussein** and **Nasreen Abdulqadir N/K/A Nasreen Bamarni** who are personally known to me or have produced TN DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

202002060013737

State of TN
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 $_____.

Subscribed and sworn to before me

This 24 day of JAN, 2020.

Nasreen Bamarni
Affiant

Shirwan Hussein Nasreen Bamarni
Print Name

(Seal)

CHERYL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires:

11.17.2020

CHERYL L MOORE
Print Name

True Copy Cerification

I, Amy Cox, 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

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

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries