Karen Johnson Davidson County
Batch# 368221 DEEDQC
03/05/2020 03:27:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200305-0025142

This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
866-264-7799

File No.: **1052589LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the February 5, 2020, by and between **ALAGIE SANYANG, A SINGLE MAN WHO ACQUIRED TITLE AS A MARRIED MAN AND NICOLE DEMETRIOU, A SINGLE WOMAN**, party of the first part, and **ALAGIE SANYANG, A SINGLE MAN**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of Antioch, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20060802-0094107** in said Registor's office.

X The property is improved with an address of: **3288 Clapham Rd, Antioch, Tennessee 37013**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

ALAGIE SANYANG

PN STATE OF ~~TENNESSEE~~ New York

COUNTY OF New York

Personally appeared before me, Pascual Noble (name of notary public), Alagie Sanyang, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2/5/2020.

Notary Public

My Commission Expires: 8/28/2021

PASCUAL NOBLE
Notary Public - State of New York
NO. 01N04955272
Qualified in Kings County
My Commission Expires 8/28/2021

PN STATE OF ~~TENNESSEE~~ New York

COUNTY OF New York

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**$0.00 Exempt per T.C.A. 67-4-409(a)(4):**

Affiant

Subscribed and sworn to before me this the 2/5/2020.

Notary Public

My Commission Expires: 8/28/2021

PASCUAL NOBLE
Notary Public - State of New York
NO. 01N04955272
Qualified in Kings County
My Commission Expires 8/28/2021

NICOLE DEMETRIOU

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF Hillsborough

Personally appeared before me, Terrence L. Neuzil (name of notary public), Nicole Demetriou, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th of January 2020.

Terrence L. Neuzil
Notary Public

My Commission Expires: Aug 15, 2021

TERRENCE NEUZIL
Notary Public - State of Florida
Commission # GG 134813
My Comm. Expires Aug 15, 2021

STATE OF **TENNESSEE** FLORIDA

COUNTY OF Hillsborough

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**$0.00 Exempt per T.C.A. 67-4-409(a)(4):**

Affiant

Subscribed and sworn to before me this the 30th of January 2020.

Terrence L. Neuzil
Notary Public

My Commission Expires: Aug 15, 2021

TERRENCE NEUZIL
Notary Public - State of Florida
Commission # GG 134813
My Comm. Expires Aug 15, 2021

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
149070C03700CO

NAME AND ADDRESS OF A PROPERTY OWNER:
ALAGIE SANYANG
245 E 124TH ST 9A
NEW YORK, NY 10035

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
ALAGIE SANYANG
245 E 124TH ST 9A
NEW YORK, NY 10035

EXHIBIT 'A'

BEING LOT 37 ON THE FINAL PLAT, HIGHLANDS OF CHELSEA VILLAGE, SECTION TWO, AS SHOWN BY THE PLAT APPEARING OF RECORD AT INSTRUMENT NO. 20050615-0068393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO ALAGIE SANYANG, A MARRIED MAN FROM GREENVALE CONSTRUCTION, LLC, BY DEED DATED 07/10/2006 AND RECORDED 08/02/2006 IN INSTRUMENT NUMBER 20060802-0094107 OF OFFICIAL RECORDS.

APN #: 149070C03700CO

True Copy Certification

I, Melony Witthaus, 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 Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13068766-2