THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
NETSANET A. TEGEGN
2815 ENNIS RD
NASHVILLE, TN 37210

Mail Tax Statements to:
NETSANET A. TEGEGN
2815 ENNIS RD
NASHVILLE, TN 37210

Karen Johnson Davidson County
Batch# 371367 DEEDQC
03/12/2020 11:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200312-0027768

QUITCLAIM DEED

THIS INDENTURE, Made this 03 day of March, 2020, by and between Netsanet A. Tegegn of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Netsanet A. Tegegn and Henoch O. Mehtzun, wife and husband of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2815 ENNIS RD, NASHVILLE TN, 37210).

BEING the same premises which Charles DeBray, married and Bob Bass, married in deed dated 08/25/2005 and recorded 08/29/2005 in the DAVIDSON County Recorder's Office in Deed Instrument # 20050829-0103321, granted and conveyed to Netsanet A. Tegegn.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Netsanet A. Tegegn

TEE WILLIAMS NOTARY PUBLIC REG # 7326897 MY COMMISSION EXPIRES 2/28/2022 COMMONWEALTH OF VIRGINIA

State of Virginia

County of Virginia Beach (SS)

On this 3 day of March in the year 2020 before me, the undersigned notary public, personally appeared Netsanet A Tegegn known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.00.

Affiant

Subscribed and sworn to before me this 3 day of March, 2020.

Notary Public
My Commission Expires: 12/1/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jennifer Coppolo, Notary Public
Swissvale Boro, Allegheny County
My Commission Expires Dec. 1, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

File No: 350396
TAXPAYER/OWNER: NETSANET A. TEGEGN
ADDRESS: 2301 BEACH HAVEN DR #104 VIRGINIA BEACH, VA 23451

True Copy Certification

I, Stephanie Atkins, 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.

Stephanie Atkins
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Stephanie Atkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 9-14-2020 ~~9-14-2016~~ N.O.
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP. BEAVER COUNTY
My Commission Expires Sep 14, 2020

Exhibit A
Legal Description

Land In Davidson County, Tennessee, being Lot No. 65 on the Map of Mashburn Heights, of record In Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed from Charles DeBray, married and Bob Bass, married to Netsanet A. Tegegn, as set forth in Deed Instrument #20050829-0103321, dated 08/25/2005, recorded 08/29/2005, DAVIDSON County, TENNESSEE.

Tax ID: 11911007600