QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 417633 DEEDQC
06/17/2020 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063345

This deed was prepared based solely upon information supplied by the Grantors, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Karen Farmer
Affiant

Subscribed and sworn to me on June 10, 2020.

Notary Public

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Assaf Amar 2056 Hickory Brook Drive Hermitage, TN 37076	Same	Tract I: 086130A05000CO Tract II: 097020A38200CO Tract III: 086130A05200CO

KNOW ALL MEN BY THESE PRESENTS that Hodaya Moldovano, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Assaf Amar, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title and interest in and to certain tracts of land in Davidson County, Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 50 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Assaf Amar and Hodaya Moldovano by quitclaim deed from Assaf Amar, of record in Instrument No. 20190513-0044717, said Register's Office for Davidson County, Tennessee.

This property is known as 4020 Magnolia Farms Drive, Hermitage, TN 37076.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 382 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Assaf Amar and Hodaya Moldovano by warranty deed from Anle Ji, of record in Instrument No. 20180612-0056535, said Register's Office for Davidson County, Tennessee.

This property is known as 2056 Hickory Brook Drive, Hermitage, TN 37076.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 52 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Assaf Amar and Hodaya Moldovano by warranty deed from Beazer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190513-0044713, said Register's Office for Davidson County, Tennessee.

This property is known as 4028 Magnolia Farms Drive, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on June 10, 2020.

Hodaya Moldovano

STATE OF TENNESSEE

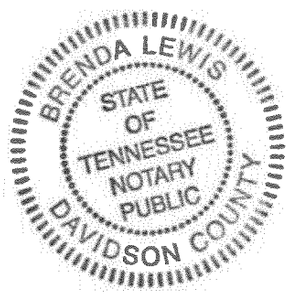
COUNTY OF DAVIDSON

On June 10, 2020, before me personally appeared Hodaya Moldovano, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 10, 2020.

My Commission Expires: 11-8-2021

NOTARY PUBLIC



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

202006170063345