Karen Johnson Davidson County
Batch# 433210 DEEDQC
07/08/2020 02:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200708-0074056

Commitment Number: 26739070

After Recording Return To:
ServiceLink
1355 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:
Nardos Matusala, 3288 New Towne Road, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150 07 0 152.00

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.

Nardos Matusala, single, and **Senait Matusala, single**, (siblings), whose mailing address is **3288 New Towne Road, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Nardos Matusala, an unmarried woman**, hereinafter grantee, whose tax mailing address is **3288 New Towne Road, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section Two, Village of the Country of record in Book 5200, Page 176 and 177, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Nardos Matusala and Senait Matusala from Mary Matusala and Matusala Ogbe Abeda Haile, by virtue of a deed dated 3/28/2007, recorded 5/7/2007, as instrument no. 20070507-0054770 county of Davidson, state of Tennessee. Assessor's Parcel No: 150 07 0 152.00
Property Address is: 3288 New Towne Road, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20070507-0054770 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150 07 0 152.00

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 4-13, 2020:

Nardos Matusala

Senait Matusala

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4-13, 2020 by **Nardos Matusala** and **Senait Matusala** who are personally known to me or have produced 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.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 $0.00.

Subscribed and sworn to before me

This 13 day of April, 2020.

Nardos Matusala

Affiant

Senait Matusala

Print Name

(Seal)

Notary Public

My commission expires:

Le.19.21

Tonya Greer

Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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