QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.; 2055 N. Mt. Juliet Rd. Suite 202; Mt. Juliet, TN 37122
(Prepared Solely Based Upon Information Furnished by the Parties; No Title Search Performed; No Tax Advice Requested or Given)

STATE OF Va
COUNTY OF Arlington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Maiwand

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of August, 2020.

NOTARY PUBLIC

COMMISSION EXPIRES: 07/31/2024

(AFFIX SEAL)

(Blank for Register's Office Endorsement Stamp)

Karen Johnson Davidson County
Batch# 464665 DEEDQC
08/26/2020 11:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200826-0096750

ANTOINETTE CAROLINE VERTA
NOTARY PUBLIC
Commonwealth of Virginia
Expires: July 31, 2024
ID #: 7961972

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Maiwand Nawid and Ann E. Sagebiel 2312 Smedley Lane Antioch, Tennessee 37013	State Department Federal Credit Union 10800 Main Street Fairfax, Virginia 22030	163-16-0C-213.00-C

KNOW ALL MEN BY THESE PRESENTS that I, Maiwand Nawid, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby remise, release and forever quitclaim unto my wife, Ann E. Sagebiel, her heirs and assigns, such of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said tract or parcel of land, which is described as follows, to wit:

Land in Davidson County, being Unit No. 213 of Phase 2-B of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended in Instrument No. 20070509-0055599, Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; Instrument No. 20101216-0099939 (which adds Phase 2-B, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 2-B); Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.

Being the same property conveyed to Maiwand Nawid, a single man, by Warranty Deed from Jones Construction, LLC, of record in Instrument No. **20191218-0130707**, Register's Office for Davidson, Tennessee.

This quitclaim deed is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **Maiwand Nawid and wife, Ann E. Sagebiel**, so that the entire property, upon the death of either, will pass to the other.

This conveyance is subject to all matters shown in the above-referenced Warranty Deed to Grantor herein, and further to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the lien of the Deed of Trust of record in Instrument No. 20191218-0130708, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 25 day of August, 2020.

Maiwand Nawid

ANTOINETTE CAROLINE VERTA
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STATE OF Va)
)
COUNTY OF Arlington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maiwand Nawid, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 25 day of August, 2020.

Commission Expires: 07/31/2024

Notary Public

(Affix Seal)

Antoinette Caroline Verta

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020