Karen Johnson Davidson County
Batch# 493801 DEEDQC
10/12/2020 10:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201012-0118117

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DANIEL MULETA
BIRTUKAN DEMEWOZE YEMIRU
2648 BOWWATER LANE
ANTIOCH, TN 37013

CF-TN-127483 (TH)

OWNER (SEND TAX BILLS TO):

DANIEL MULETA
BIRTUKAN DEMEWOZE YEMIRU
2648 BOWWATER LANE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL MULETA, a married man, joined by his spouse, BIRTUKAN DEMEWOZE YEMIRU (herein, "Grantor"), whose address is 2648 Bowwater Lane, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to DANIEL MULETA and BIRTUKAN DEMEWOZE YEMIRU, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2648 Bowwater Lane, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2648 Bowwater Lane, Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 01 day of Sept, 2020

[Signatures contained on following pages]

PIN NO: 173 09 0B 167.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

x _____
DANIEL MULETA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DANIEL MULETA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 01 day of Sept, 2020.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08.06.22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

x _____
BIRTUKAN DEMEWOZE YEMIRU

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BIRTUKAN DEMEWOZE YEMIRU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 01 day of Sept, 2020

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08.06.22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: x [signature]
DANIEL MULETA

Subscribed and sworn to under oath before me, this 01 day of Feb, 2020 by DANIEL MULETA.

[Affix Notary Seal] LOUIS NOSAKHARE OGIEMUDIA SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-06-22

Grantee:

Grantee signature: x [signature]
BIRTUKAN DEMEWOZE YEMIRU

Subscribed and sworn to under oath before me, this 01 day of Feb, 2020 by BIRTUKAN DEMEWOZE YEMIRU.

[Affix Notary Seal] LOUIS NOSAKHARE OGIEMUDIA SR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09-06-22

EXHIBIT A

[Legal Description]

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING, LOT 242, BARNES COVE, PHASE 3, SECTION 2, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060228-0023165, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20110324-0022877, on March 24, 2011.

PIN NO: 173 09 0B 167.00

STREET ADDRESS:

2648 BOWWATER LANE, ANTIOCH, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Ken L. Amacker, a notary public for this county and state, Perre M. Cabell 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. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY