Karen Johnson Davidson County
Batch# 583846 DEEDQC
03/04/2021 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210304-0028056

File Number: OS3300-20096527

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Abdullah R. Yaba and Befreen Othman, 4973 ALGONQUIN TRL, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162-03-0-396-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Abdullah R. Yaba, a married man, hereinafter grantor, whose tax-mailing address is **4973 ALGONQUIN TRL, ANTIOCH, TN 37013**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Abdullah R. Yaba and Befreen Othman, husband and wife**, hereinafter grantee, whose tax mailing address is **4973 ALGONQUIN TRL, ANTIOCH, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of ANTIOCH, County of Davidson, State of TN, and is described as follows: Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 68 fronts 65.0 feet along the Westerly margin of Algonquin Trail and extends back 171.17 feet on the Northerly line and 149.7 feet on the Southerly line to a dead line in the rear on which it measures 51.16 feet. Being the same property conveyed from Joseph A. Watts And Tracie D. Watts, Husband And Wife to Abdullah R. Yaba, A Married Man by Warranty Deed dated July 2, 2015 and

recorded July 8, 2015 in Instrument Number 20150708-0066397. APN: 162-03-0-396-00
Property Address is: 4973 ALGONQUIN TRL, ANTIOCH, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number 20150708-0066397 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162-03-0-396-00

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 23 February, 2021:

Abdullah R. Yaba

STATE OF TN.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 23 February, 2021 by **Abdullah R. Yaba** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

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 or value of the property transferred, whichever is greater is $_____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 23 day of February, 2021.

Affiant

Abdullah Yabo
Print Name

Notary Public

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024
(Seal)

My commission expires:

9/21/24

Jonathan Rhyne
Print Name

CTIC# _____