Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 615960 DEEDQC
04/15/2021 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050571

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 13th day of April 2021.

Notary Public

My commission expires: 9/13/24

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Gertruda N. Nshimo	**New Owner**	**176-01-0B-040.00-CO**
212 Maxwell Place		
Antioch, TN 37015		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GERTRUDA N. NSHIMO, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto GERTRUDA N. NSHIMO, VINCENT MANOTI NSHIMO, and ELIZABETH VELMA NSHIMO, Tenants in Common with Rights of Survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Final Plat for Maxwell Place P.U.D. of record in Instrument No. 20050418-0042714, as corrected by Surveyor's Certificate of Correction in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gertruda N. Nshimo by Warranty Deed from Patrick J. Yancey and wife, Pamela M. Yancey, dated 1/13/17 of record in Instrument No. 20170118-0005222, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 212 Maxwell Place, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 13th day of April, 2021.

GERTRUDA N. NSHIMO

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gertruda N. Nshimo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of April, 2021.

My commission expires: 9/7/21

NOTARY PUBLIC

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

