Karen Johnson Davidson County
Batch# 643485 DEEDQC
05/25/2021 10:13:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210525-0070530

Commitment Number: 28323819
Seller's Loan Number: 2201266620

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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Giguis Fam and **Jihan Aramenos Fam**, 8004 Mandan Dr., Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 181030A29700CO

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.

Girguis Hana, N/K/A Girguis Fam and **Gihaan Aramenos, N/K/A Jihan Aramenos Fam**, a married couple, whose mailing address is **8004 Mandan Dr., Brentwood, TN 37027**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Giguis Fam** and **Jihan Aramenos Fam**, a married couple as, joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **8004 Mandan Dr., Brentwood, TN 37027**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 8004 Mandan Dr., Brentwood, TN 37027

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20190116-0004636 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 181030A29700CO

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 3-18, 2021:

Girguis Fam
Girguis Hana, N/K/A Girguis Fam

Jihaan Fam
Gihaan Aramenos, N/K/A Jihan Aramenos Fam

STATE OF Tennessee
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on 3-18, 2021 by **Girguis Hana, N/K/A Girguis Fam** and **Gihaan Aramenos, N/K/A Jihan Aramenos Fam** who are personally known to me or have produced Driver license 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.

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Commission Exp 1-2-24

EXHIBIT A
(LEGAL DESCRIPTION)

The following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20070720-0086788, and corrected in instrument No. 20080130-0009500 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to GIRGUIS HANA AND GIHAAN ARAMENOS, WIFE AND HUSBAND from RIDONG OUYANG AND JUNSHI LIN, HUSBAND AND WIFE, by virtue of a deed dated 1/14/2019, recorded 1/16/2019, as instrument no. 20190116-0004636 county of Williamson, state of Tennessee.

State of TN
County of Wilson

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 18 day of March, 2021.

Affiant

Print Name

(Seal)

SEAN J. HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires:

1-2-24

Sean Huddleston

Print Name

True Copy Cerification

I, Logan Welker, 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.

Logan Welker
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, Logan Welker, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lissette Anne Moree
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