Karen Johnson Davidson County
Batch# 643971 DEEDQC
05/25/2021 02:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210525-0070930

Commitment Number: 20NL86883

After Recording, Return To:
~~Nations Lending Services~~ LWR, Inc
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Blessing ~~**Aiman**~~ and **Malia** ~~**Aiman**~~, 2724 Bison Ct., Antioch, TN 37013-3938
Aimuan (BOA) Aimuan (BOA)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
174 11 0A 348.00

QUITCLAIM DEED 21WR07922

Blessing Aimuan, married to **Malia Aimuan,** hereinafter grantor, whose tax-mailing address is **2724 Bison Ct., Antioch, TN 37013-3938,** Without consideration paid, grants and quitclaims to **Blessing Aimuan** and **Malia Aimuan,** husband and wife, joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **2724 Bison Ct., Antioch, TN 37013-3938,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following real property located in Davidson County, State of Tennessee, described as a certain parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Cane Ridge Farms, Phase Six, Section 1, of record in Instrument No. 20050209-0015098, Register's Office for said County, to which plan reference is hereby made for a more complete description. This conveyance in made subject to: " Subject to Restrictive Covenants of record in Instrument No. 20000905-0087103; and Amended in Instrument 20001204-0119093; 200108155-0088370; 20040319-003160, said Register's Office. " Subject to all matters on plan of record in Instrument No. 20050209-0015098, said Register's Office. " Subject to amendment of restrictions in Instrument No. 20041102-013848, said Register's Office. " Subject to Telephone Utility Blanket Easement of Record in Instrument No. 20020123-0009340, said Register's Office.

" Agreement for dedication of Easement for Water Mains, Access Road, Power Lines and Appurtenances of record in Book 5078, Page 476, said Register's Office. " Grant of Transmission Line Easement of record in Book 4428, Page 565 and Book 4420, Page 36, said Register's Office. " Subject to Easement to United Telephone Company of record in Instrument No. 20020123-009340, said Register's Office. " Subject to By -Laws of record in Instrument No. 20000905-0087103, said Register's Office. " Subject to the Charter of the Homeowners Association of record in instrument No. 20010815-0088360, said Register's Office.

DERIVATION CLAUSE

Being the same property conveyed to \Blessing Aimuan, an unmarried man\ by \WARRANTY\ from \The Craig Company, a Tennessee Corporation\ as recorded \10/14/2005\ in as Document \20051014-0124226\.
Commonly Known As: \2724 **Bison Ct, Antioch, TN, 37013-3938**
Tax ID: \174 11 0A 348.00

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 February 8, 2021 ~~2020~~.

Blessing Aimuan

STATE OF Virginia
COUNTY OF Loudoun

The foregoing instrument was acknowledged before me on 02/08/2021, ~~2020~~ by **Blessing Aimuan** who is personally known to me or has produced Blessing Aimuan 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
Sangeetha Nanddhakumar

SANGEETHA NANDDHAKUMAR
NOTARY PUBLIC
REGISTRATION # 7899490
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2024

Tennessee Certification of Electronic Document

I, Carmel McHenry, do hereby make oath tha I am a licensed attorney and/or the custodian of 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.

Name

State of Kansas

County of Johnson

Personally appeared before me, Jessica Caswell, a notary public for this county and state, Carmel McHenry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Name

My Commission Expires: 9/3/22

Notary seal

JESSICA CASWELL
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0244

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