Karen Johnson Davidson County
Batch# 662464 DEEDQC
06/23/2021 09:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210623-0084612

Commitment Number: 27629871
Seller's Loan Number: 103974383

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, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Teleale M. Fikremariam and **Asemeret Woldeselassie**, 6101 Tuckaleechee Ln., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
181-03-0A-064.00

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.

Teleale M. Fikremariam and **Asemeret Woldeselassie**, wife and husband, whose mailing address is **6101 Tuckaleechee Ln., Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Teleale M. Fikremariam** and **Asemeret Woldeselassie, husband and wife**, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **6101 Tuckaleechee Ln., Antioch, TN 37013**, 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: 6101 Tuckaleechee Ln., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20151202-0121714 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 181-03-0A-064.00

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 12-1, 2020:

Teleale M. Fikremariam

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12-1, 2020 by **Teleale M. Fikremariam** who are personally known to me or have produced DL 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.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
6-19-2021

Executed by the undersigned on 12 · 1, 2020:

A. S.
Asemeret Woldeselassie

STATE OF Tn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12-1, 2020 by **Asemeret Woldeselassie** who are personally known to me or have produced DL 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.

Notary Public

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
6-19-2021

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 is $0.00.

Subscribed and sworn to before me

This 1 day of December, 2020.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

(Seal)

A. Sy
Affiant Teledale A. Fikreacrian

Print Name

Notary Public

My commission expires:
12.19.21

Tonya Greer
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Plat Book 9700, Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Being the same parcel conveyed to TELEALE M. FIKREMARIAM AND ASEMERET WOLDESELASSIE from SAMUEL DIAZ, by virtue of a deed dated 12/1/2015, recorded 12/2/2015, in deed book _, page _, as instrument no. 20151202-0121714 county of DAVIDSON, state of TENNESSEE. Assessor's Parcel No: 181-03-0A-064.00

Tennessee Certification of Electronic Document

I, WENDY MARTIN, 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.

Wendy L. Martin
Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, LISSETTE MOREE, a notary public for this county and
Notary's Name

state, WENDY MARTIN, who acknowledges that this certification of an electronic
Signer's Name

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

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