Karen Johnson Davidson County
Batch# 718298 DEEDQC
09/16/2021 02:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210916-0124764

File Number: ORG-130956

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:
Saba K. Nega and **Dawit D Weldemariam**, 612 GALAXIE DR., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10203002800

QUITCLAIM DEED

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

Saba K. Nega and **Dawit D. Weldemariam who erroneously acquired title as Dawit D. Weldermariam**, hereinafter grantors, whose tax-mailing address is **612 GALAXIE DR., Nashville, TN 37209**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Saba K. Nega** and **Dawit D. Weldemariam**, wife and husband, hereinafter grantees, whose tax mailing address is **612 GALAXIE DR., Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain lot, piece or parcel of ground situate, lying and being in the Davidson County, state of Tennessee and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 1045 on the Plan of Charlotte Park, Section 14 of record in Plat Book 3300, Page 30, 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 premises conveyed from Tuan Ngo and from Lan Nguyen to Saba K. Nega and Dawit D. Weldermariam in a deed dated 06/14/2018 and recorded date 06/18/2018 in Instrument Number 20180618-0058254 of the official records. APN: 10203002800

Property Address is: 612 GALAXIE DR., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20180618-0058254 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 10203002800

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 May 13, 2021:

Saba K NEGA

Saba K. Nega

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 13, 2021 by **Saba K. Nega** who is personally known to me or has produced TN Driver's License 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.

Leslie Isabell
Notary Public

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Executed by the undersigned on May 13, 2021:

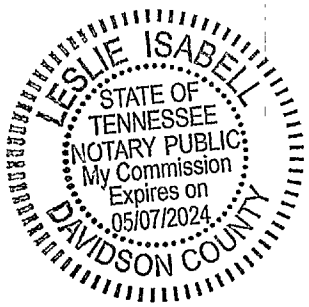
Dawit D. Weldemariam

Dawit D. Weldemariam

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 13, 2021 by **Dawit D. Weldemariam** who is personally known to me or has produced TN Driver's License 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.

Leslie Isabell
Notary Public



State of Tennessee
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 $ 1.00 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 13th day of May, 2021.

David P.
Affiant

David D. McNamara
Print Name

(Seal)

Leslie Isabell
Notary Public

My commission expires:
5/7/2024

Leslie Isabell
Print Name

CTIC# _____

LESLIE ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/07/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alyssa Graham, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/13/2021 (date of document).

Affiant Signature

5/13/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 13 day of May, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954