Return to:
BEELINE TITLE, LLC
188 VALLEY STREET
PROVIDENCE RI 02909
FILE NO. BEE-110930-R

Karen Johnson Davidson County
Batch# 790322 DEEDQC
01/14/2022 09:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220114-0005700

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHEMAINESH H. SEGHIT	SHEMAINESH H. SEGHIT	163-11-0-E-010.00
5940 WALNUT ST. PHILADELPIA, PA 19139	5940 WALNUT ST. PHILADELPIA, PA 19139	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SHEMAINESH H. SEGHIT WHO ERRONEOUSLY TOOK TITLE AS SHAMAINESH H. SEGHIT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SHEMAINESH H. SEGHIT, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING UNIT NO. 10 ON THE CONDOMINIUM PLAN (TIMBER TRACE), AS OF RECORD IN INSTRUMENT NO. 200011220115447, AS AMENDED IN INSTRUMENT NO. 20010104-0001310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED IN A WARRANTY DEED TO SHAMAINESH H. SEGHIT, AN UNMARRIED WOMAN, IN FEE SIMPLE FROM ABREHET TSEHAI, A SINGLE WOMAN DATED AUGUST 23, 2005 AND RECORDED AUGUST 29, 2005 IN INSTRUMENT NO. 20050829-0103099 IN DAVIDSON COUNTY, TENNESSEE.

Property known as, 2950 BABY RUTH LANE, UNIT 10, ANTIOCH, TN 37013

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 7 day of JAN 2022

SHEMAINESH H. SEGHIT

STATE OF ~~TENNESSEE~~ PA

COUNTY OF Philadelphia

Before me, Rayfield Wyatt II of the state and county mentioned, personally appeared SHEMAINESH H. SEGHIT, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

Notary Public
Printed Name: Rayfield Wyatt II
My Commission Expires: 12-27-2024

Commonwealth of Pennsylvania - Notary Seal
RAYFIELD WYATT II, Notary Public
Philadelphia County
My Commission Expires December 27, 2024
Commission Number 1273789

VALUATION AFFIDAVIT

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.

Affiant

STATE OF ~~TENNESSEE~~ PA

COUNTY OF Philadelphia

Subscribed and sworn before me this the 7th day of January, 2022

Notary Public
My commission expires: 12-27-~~2024~~ 2024

Commonwealth of Pennsylvania - Notary Seal
RAYFIELD WYATT II, Notary Public
Philadelphia County
My Commission Expires December 27, 2024
Commission Number 1273789

Exhibit "A"
Legal Description

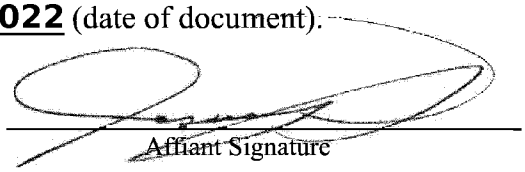
A Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 10 on the Condominium Plan (Timber Trace), as of record in Instrument No. 200011220115447, as amended in Instrument No. 20010104-0001310, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed in a Warranty Deed to Shamainesh H. Seghit, an unmarried woman, in fee simple from Abrehet Tsehai, a single woman dated August 23, 2005 and recorded August 29, 2005 in Instrument No. 20050829-0103099 in Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Jessica Picco, 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 **January 7, 2022** (date of document).



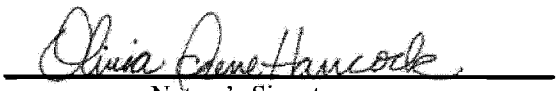
Affiant Signature

1/7/2022
Date

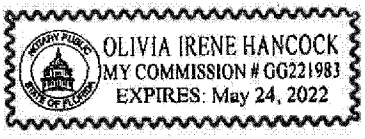
State of Florida

County of Brevard

Sworn to and subscribed before me this **7th** day of **January**, 2**022**.



Notary's Signature



MY COMMISSION EXPIRES: 5/24/2022

NOTARY'S SEAL