Karen Johnson Davidson County
Batch# 815407 DEEDQC
03/04/2022 09:37:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220304-0024814

Dear Davidson County Register of Deeds

RE: **2258 Lebanon Pike, Nashville, TN 37214**

FROM: **Emi Tanga, a married woman, who acquired title as a single woman**

TO: **Emi Tanga and Beraldo Hoxhaj, a married couple, Joint Tenants with the Right of Survivorship**

Assessor's Parcel Number: **095 03 0A 047.00**

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 5 pages *$5.00 per page (Minimum $10.00): $ 25.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 27.00

DR1 7182053ZQC101010106

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Emi Tanga and Beraldo Hoxhaj
1712 Sydney Ter., Mount Juliet, TN 37122

Real Estate Tax ID Number: **095 03 0A 047.00**
71820537 - 8092632
This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4). This is not the homestead of Emi Tanga and her homestead is listed herein.

THIS QUITCLAIM DEED, made this 31st day of January ,20 22 , by and between **Emi Tanga, a married woman, who acquired title as a single woman,** whose post office address is **1712 Sydney Ter., Mount Juliet, TN 37122,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Emi Tanga and Beraldo Hoxhaj, a ~~married couple~~ single, Joint Tenants with the Right of Survivorship,** whose post office address is, **1712 Sydney Ter., Mount Juliet, TN 37122,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

B.H. E.T. B.H. E.T.

DR1 71820537QC101010206

202203040024814

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 2258 Lebanon Pike, Nashville, TN 37214

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71820537QC101010306

Emi Tanga (SEAL)

STATE OF TN

COUNTY Wilson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Emi Tanga**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

TRICIA Y. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Name: Tricia Y. Rodriguez

Commission Expiration Date: 03/06/24

DR1 71820537QC101010406

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Wilson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

Emi Tanga **(SEAL)**

Emi Tanga

Subscribed and sworn to before me on this the 31st **day of** January, **20**22.

~~Notary Public~~

NAME: Tricia Y. Rodriguez

TRICIA Y. RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/06/24

DR1 71820537QC101010506

202203040024814

EXHIBIT A

Legal Description:

Tax Id Number(s): 095 03 0A 047.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 47 ON THE PLAN OF MAGNOLIA SQUARE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6685, PAGE 253, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS SHOWN ON THE PLAN OF MAGNOLIA SQUARE CONDOMINIUM APPENDED AS EXHIBIT "B" TO THE MASTER DEED IN BOOK 6685, 275, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel Identification Number: 095 03 0A 047.00
Commonly Known As: **2258 Lebanon Pike, Nashville, TN 37214**

Being the same property conveyed to Emi Tanga, a single person, by deed dated May 28, 2019 of record in Deed Instrument/Case No. 20190603-0052233, in the County Clerk's Office.

DR1 7182053ZQC101010606

Tennessee Certification of Electronic Document

I, Betsy Lanzotti, 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 01/31/2022 (date of document).

Affiant Signature

02/02/2022
Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of February 2022.

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026