AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280349401

Karen Johnson Davidson County
Batch# 818683 DEEDQC
03/09/2022 02:42:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220309-0027206

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 149-05-0-185-00

# QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of October, 20 21, by and between **Erin L. Mwizerwa F/K/A Erin L. Mathews, a married person who acquired title as unmarried, joined in execution by her spouse, Moses Mwizerwa**, a mailing address of 2302 Rader Ridge Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Erin L. Mwizerwa, a married person**, a mailing address of 2302 Rader Ridge Road, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2302 Rader Ridge Road, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 200811050109939, recorded on 11/05/2008 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

F/K/A

**Erin L. Mwizerwa F/K/A Erin L. Mathews**

**Moses Mwizerwa**

STATE OF TN
COUNTY OF Davis

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Erin L. Mwizerwa F/K/A Erin L. Mathews and Moses Mwizerwa, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 27 day of October, 2022.

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Notary Public
My Commission expires: 3/4/24

No title exam performed by the preparer. Legal description and party's names provided by the party.

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

**Affiant**

Print Name: Erin L Mwizerwa

STATE OF TN
COUNTY OF Davis

Sworn to before me this 27 day of October, 2022.

Notary Public
My Commission Expires: 3424

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

Name and address for person(s) responsible for taxes:

**Erin L. Mwizerwa**
2302 Rader Ridge Road
Antioch, TN 37013

Name and address of property owner:

**Erin L. Mwizerwa**
2302 Rader Ridge Road
Antioch, TN 37013

# EXHIBIT A
# LEGAL DESCRIPTION

Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82, on the Plan of Pebble Trace, Section 1, of record in Plat Book 6900, page 34, said Register's Office, to which reference is hereby made for a more complete and accurate description.

This conveyance is subject to the following:

1. 2009 Taxes, a lien not yet due and payable and assumed by Grantee.

2. Restrictions and Charter of record in Book 7409, page 901 and in Book 7423, page 825, said Register's Office.

3. Easement of record in Book 7453, page 442, said Register's Office.

Parcel ID Number: 149-05-0-185-00

PROPERTY COMMONLY KNOWN AS: 2302 Rader Ridge Road, Antioch, TN 37013

CERTIFICATE OF AUTHENTICTY

I, Meg Komenda, 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 10/27/2021.

Date

Meg Komenda
Affiant Signature

3-1-22
Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 1st day of MARCH, 2022.

Deborah A. Walenchok
Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries