Karen Johnson Davidson County
Batch# 837815 DEEDQC
04/11/2022 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220411-0041812

Name and Address of New Owner:
Marco Anki : 125 Bella Vista Dr.
[redacted]
Goodlettsville, TN 37072

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027

Map & Parcel No: 119-02-0-257.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marco Anki, a single man,** "the Grantor," conveys and quitclaims unto **Marco Anki, a single man, Milad Hanna Anki, a single man, Walid Anki, a married man, and Alex Anki, a single man, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Subdivision of Rosewood Estates, Section One of record in Plat Book 4955, Page 29, 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 property conveyed to Marco Anki, a single man, by Warranty Deed from Carolyn Lawrence, married, of record in Instrument Number 20200618-0064585, Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

Grantor covenants that he is lawfully seized and possessed of said real estate, has a good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 8th day of July, 2020.

Marco Anki

STATE OF TENNESSEE )
)
COUNTY OF Sumner )

Personally appeared before me, a Notary Public in and for said State and County, **Marco Anki**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of July, 2020.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My commission expires: 9.22.2020

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF Sumner )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

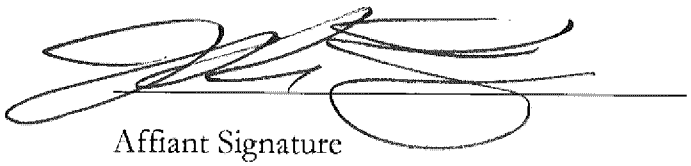
Sworn to and subscribed before me this
8th day of July, 2020.

Notary Public
My commission expires: 9.22.2020

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# Certificate of Authenticity

I, Joshua A. Terry, 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 7/8/2020.



Affiant Signature

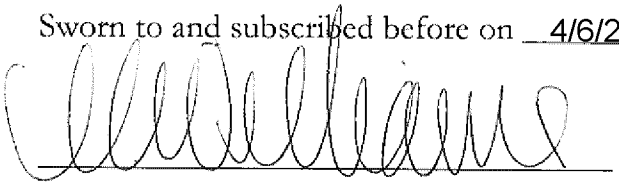
4/6/2022

Date

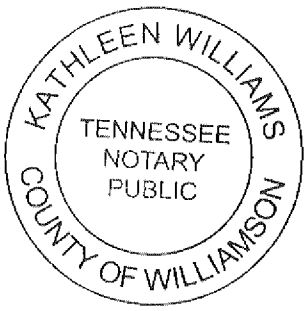
State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/6/2022.



Notary Public




My Commission Expires: 5.23.23