Karen Johnson Davidson County
Batch# 846038 DEEDQC
04/27/2022 08:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220427-0048228

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 6 day of April 2022

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Franswazi Niyiraburiri
6132 Tuckaleechee Ln
Antioch, TN 37013

SEND TAX BILLS TO:
Franswazi Niyiraburiri
6132 Tuckaleechee Ln
Antioch, TN 37013

MAP AND PARCEL NUMBER: 181030A 08100 CO

QUITCLAIM DEED

22NT00492

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Nelson Tuyishime, a single man and Adeline Uwiringiyimana, a single woman, and Franswazi Niyiraburiri, an unmarried woman as joint tenants with right of survivorship

By these presents do remise, release and **QUITCLAIM** unto
Franswazi Niyiraburiri, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Subdivision Plat, Section Two, Indian Creek Estates, of record in Plat Book 9700, Page(s) 558 and 559, 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 as conveyed to Nelson Tuyishime, a single man and Adeline Uwiringiyimana, a single woman, and Franswazi Niyiraburiri, an unmarried woman as joint tenants with right of survivorship by Quitclaim Deed from Nelson Tuyishime, a single man and Adeline Uwiringiyimana, a single woman dated 09/30/2021 recorded 10/06/2021 in Book NA, Page NA, as Document Number 20211006-0134268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

All Matter of record in Book 9700, pages 558 and 559, Registers Office for Davidson County, Tennessee. Restrictive covenants of record in Book 10752, page 553 and in Book 10919, page 327, Registers Office for Davidson County, Tennessee.

By-Laws of Record in Book 11033, page 509, Registers Office for Davidson County, Tennessee.

Easement for Family Cemetery of record in Book 6549, page 403, Registers Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10729, page 380, Registers Office for Davidson County, Tennessee.

Homeowners Association Charter of record in Book 11031, page 79, Registers Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 11033, page 519, Registers Office for Davidson County, Tennessee.

This is an improved property commonly known as: 6132 Tuckaleechee Ln, Antioch, TN 37013-4539

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 our hands this 06 day of April, 2022.

Nelson Tuyishime
State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nelson Tuyishime,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 06 day of April, 2022

Notary Public

My Commission expires: 11/06/24.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Adeline Uwiringiyimana

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Adeline Uwiringiyimana,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of April, 22

Keri Bates
Notary Public

My Commission expires: 9/6/22.

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Franswazi Niyiraburiri

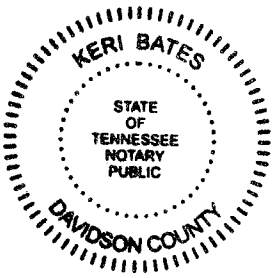
State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Franswazi Niyiraburiri,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of April, 22.

Keri Bates
Notary Public

My Commission expires: 9 / 6 / 22.



Tennessee Certification of Electronic Document

I, Cortney Jacks 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 4-6-22 (date of document).

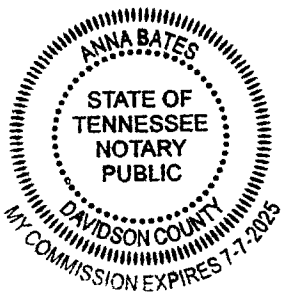
Affiant Signature

4-11-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th of April, 2022.

(SEAL)



Anna Bates
Notary's Signature
My Commission Expires: