AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220017149LD

Karen Johnson Davidson County
Batch# 850208 DEEDQC
05/04/2022 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220504-0051520

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

Map-Parcel No.: 164-01-0A-030.00

QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of April, 20 22, by and between **Hana Efaye, an unmarried person**, a mailing address of 7316 Maroney Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Hana Efaye, an unmarried person and Alex Demessie, an unmarried person, as joint tenants with right of survivorship**, a mailing address of 7316 Maroney Dr, 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:

Being Lot Number 19 as shown on the Final Plat, Phase Two, Marhaden Pointe, a Residential PUD Subdivision, as shown of record in Instrument Number 20170324-0028913, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Property Address: 7316 Maroney Dr, Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 01/03/2018 under Instrument Number: 20180103-0001095 in the Register's Office of Davidson County, Tennessee.

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

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

Hana Efaye

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Hana Efaye, 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 Antioch, TN, this 22 day of April, 2022.

Notary Public
My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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: HANA EFAYE

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 22 day of April, 2022.

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Hana Efaye and Alex Demessie
7316 Maroney Dr
Antioch, TN 37013

Name and address of property owner:

Hana Efaye and Alex Demessie
7316 Maroney Dr
Antioch, TN 37013

LEGAL DESCRIPTION

The following described property situated in the County of DAVIDSON, State of TENNESSEE, to wit:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.
BEING LOT NUMBER 19 AS SHOWN ON THE FINAL PLAT, PHASE TWO, MARHADEN POINTE, A RESIDENTIAL PUD SUBDIVISION, AS SHOWN OF RECORD IN INSTRUMENT NUMBER 20170324-0028913, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO HANA EFAYE, UNMARRIED FROM LAKE FOREST HOMES, INC., A TENNESSEE CORPORATION, DATED 01/03/2018, RECORDED 01/03/2018, DEED INSTRUMENT # 20180103-0001095, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Parcel/APN/Tax ID: 164-01-0A-030.00

Certificate of Authenticity

I, Jennifer Terranova, 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 4/22/2022.

Date

Jennifer Terranova

Affiant Signature

4/25/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 25 day of April, 20 22.

Kimberly K. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2026

My Commission Expires: 04/22/2026

Date

Notary's Seal (if on paper)