Karen Johnson Davidson County
Batch# 893862 DEEDQC
07/26/2022 11:21:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220726-0085244

Commitment Number: TN22107371

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Rd, Bldg 2, Ste 500
Coraopolis, PA 15108

This instrument prepared by: John Windsor, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081. File Number: TN22107371.

New Property Owner/Mail Tax Statements To:
DANIEL GHILWET and **SEMHAR GHILWET**, 339 Yorkshire Cir, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 161110C03900CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Semhar Ghilwet who acquired title as Semhar Selamawit Ghebreselasie, married to **Daniel Ghilwet,** who acquired title as unmarried, hereinafter grantor, whose tax-mailing address is 301 Pinnacle Pl Nashville, TN 3724 for $1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Daniel Ghilwet** and **Semhar Ghilwet**, husband and wife for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **339 Yorkshire Cir, Nashville, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. H-804 in a Horizontal Property Regime of Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, Page 614, Registers Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof. Property Address is: 339 Yorkshire Cir, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20160329-0029251 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161110C03900CO

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 7/19/, 2022:

Semhar Ghilwet who acquired title as Semhar Selamawit Ghebreselasie

Daniel Ghilwet

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 7/19/, 2022 by **Semhar Ghilwet who acquired title as Semhar Selamawit Ghebreselasie** and **Daniel Ghilwet** who are personally known to me or have produced DRIVERS LIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 202,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of JULY, 20 22.

Affiant

Daniel Gholwet
Print Name

(Seal)

Notary Public

My commission expires:

3/7/23

MARK GROLL
Print Name

CTIC# _____

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 July 19 2022

Aaron Avery
Affiant Signature

July 19, 2022
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 19th day of July, 2022.

Pamuela L. Wood
Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462