Prepared By:
Sebastine Eraga

After Recording Return To:
Sebastine Eraga
2703B Morena St
Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 900678 DEEDQC
08/09/2022 09:10:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220809-0090364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 20, 2022 THE GRANTOR(S),

- Hanna Tope, a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- The Sebastine Eraga Family Trust, Sebastine Eraga, Trustee, residing at 2703B Morena St, Nashville, Davidson County, Tennessee 37208

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

Being a tract of or parcel of land in Davidson county, Tennessee, the Westerly 120 feet of the Southerly part of Lot No.408 on the plan of McGavock, Wetmore and Others second addition to Nashville, called The Addition to the Town of McGavock, as of record on Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Cockrill Street and 18th Avenue North, formally Salem Street, being the Southwest corner of said Lot No.408, thence with the Northerly margin of Crockrill Street, Easterly 120 feet to the Southwest corner of a part of said lot, formally owned by

the Harley Pottery Company; thence Northerly with said company's West line 100 feet, more or less, to the Southeast corner of a part of said lot conveyed to W.S. Cox, being 4 feet Southerly from the line between Lots No. 407 and 408; thence Westerly parallel with said line 120 feet, more or less, to the Easterly Margin of 18th Avenue North; thence with the Easterly margin of said Avenue Southerly 100 feet to the beginning.

Being the same property conveyed to Wayne A. Morrow, a married person by Warranty Deed from Nancy J. Smith and Ruth Q. Smith, The Heirs at Law of Yancy Smith, recorded on September 11, 2003 in Instrument No. 20030911-0133504, in the Register's Office of Davidson County, Tennessee. Also Conveyed by Quitclaim Deed recorded August 4, 2003 in Instrument No. 20030804-0109863, Register's Office for Davidson County, Tennessee. Also being conveyed to Nancy J. Smith and Ruth Queen Smith by Last Will and Testament of Yancy Smith in Book 8302, Page 887, recorded in March 12, 1991, and Affidavit of Heirship recorded September 11, 2003, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to a) 2005 Property Taxes, which have been prorated and assumed by the grantee(s) herein; b) Property Standards Code Repair Inspection letter of record in Instrument No. 20040720-0086705, said Register's Office; c) any matters appearing on plat of record in Book 21, Page 41, said Register's Office; d) Any and all existing easements and restrictions of recorded not mentioned herein, Register's Office, Davidson County, Tennessee.

Being the same Property Conveyed to Hanna Tope, by Warranty Deed from Wayne Morrow dated May 11, 2005, and recorded May 18, 2005 in Instrument No. 20050518-0055947, Register's Office of Davidson County, Tennessee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 081150D00300CO

Mail Tax Statements To:
Sebastine Eraga
2703B Morena St
Nashville, Tennessee 37208

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 05/20/2022

Hanna Tope
2703B Morena St
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 20 day of May, 2022 before me personally appeared Hanna Tope, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

SHARON Y. GLOVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

Sharon Y. Glover
Notary Public

Notary
Title (and Rank)

My commission expires 09-06-2022

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

Affiant
Affiant's Name: HANNA ERAGA

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
9 Day of August, 2022
Brad Ewers, Deputy Register