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
20220809-0090365

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:

Land in Davidson County, Tennessee, being Lot No. 347, in Block 20, on the Map of Hefferman Place Subdivision, as of record in Book 161, Page 138, Register's Office of the said County.

Said Lot No.347 fronts 50.0 feet on the south margin of Morena Street and runs back 202.2 feet on the east line and 204.3 feet on the west line to the dead line, measuring 50.2 feet thereon.

Being the same property conveyed to John P. Frazier and wide, Geneva W. Frazier, by deed from R.O. Mallernee and wife Julie L. Mallernee, dated September 29, 1959, of recorded on Book 2962, page 411, said Register's Office.
The said Geneva W. Frazier being since died. The said John P Frazier subsequently died. Pursuant to the Last Will and Testament of John P. Frazier of record under Case No. 03P-1839, Probate Court for Davidson County, Tennessee, title to the property was conveyed to Larry K. Frazier, by Executor's Quitclaim Deed from Larry Kenneth Frazier, Executor of the Estate of John Kenneth Frazier, dated October 20, 2004, of record in Instrument No. 20041209-0146731,Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hanna Topé, from Larry K. Frazier by Warranty Deed dated November 15, 2005, and recorded November 16, 2005 in Instrument No. 20051116-0138700, 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: 09206012400

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
Notary Public

SHARON Y. GLOVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-06-2022

Notary
(Title and Rank)

My commission expires 08-06-2022

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.

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
Brali Weis, Deputy Register

Affiant
Affiant's Name: HANNA ERAGA