**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
20220809-0090367

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# QUITCLAIM DEED

On May 20, 2022 THE GRANTOR(S),

- Sebastine Eraga, 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 Nos. 14, 15 and 16 on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory B. Bullard. By Warranty Deed from North American Specialty Insurance Company, a New Hampshire corporation, of record in Instrument

No. 20160520-0050615, in the Register's Office of Davidson County, Tennessee, dated May 10,2016 and recorded on May 20,2016.

Being the same property conveyed to Covenant of the Cross Church, by Quitclaim Deed from Gregory B. Bullard, of record in Instrument No. 20210818-0111801, in the Register's Office of Davidson County, Tennessee, dated August 16, 2021 and recorded on the August 18, 2021. Scrivener's Affidavit of record in Instrument No. 20210820-0112941.

And being the same property conveyed to Sebastine Eraga, by Warranty Deed from Covenant of the Cross Church, of record in Instrument No. 20210902-0118572, in the Register's Office of Davidson County, Tennessee, dated August 25, 2021 and recorded on September 2, 2021.

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: 07309024200

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

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 05/20/2022

Sebastine Eraga
2703B Morena St
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 20 day of May, 2022, before me personally appeared Sebastine Eraga, 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: SEBASTINE 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 Wells, Deputy Register