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
20220809-0090370

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 20, 2022 THE GRANTOR(S),

- Sebastine Eraga and Hanna Eraga, a married couple

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 the south one-half of Lot No. 16 of Block DD, on the Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County.

Said part of said Lot No. 16 fronts 50 feet on the westerly side of Cedar Circle and runs back between lines 356.3 feet more or less on the northerly line and 297.6 feet on the southerly line to a dead line in the rear on which it measures 125.4 feet.

Being the same property conveyed by E.K. Carney and son, Charles K. Carney, to Fred Leslie and wife, Mable C. Leslie, by deed of record in Book 3760, page 356, Register's Office for said County.

And being a portion of the same property Conveyed to Sebastine Eraga and wife, Hanna Eraga, by Special Warranty Deed Date 06/17/11, from Lasalle Bank National Association As Trustee for Securitized Asset Investments Loans Trust Mortgage pass-Through Certificate Series 2004-4, to Sebastine Eraga and Hanna Eraga of record in Instrument Number: 20110617-0046741. Said Special Warranty Deed was Corrected by Scrivener's Affidavit dated 06/17/11 and recorded as Instrument No; 20110617-0046739.

Also being a portion of the same property conveyed to Sebastin Eraga and wife, Hanna Eraga, by a Quitclaim Deed dated 07/14/17, from Sebastine Eraga and wife, Hanna Eraga, to Sebastin Eraga and wife Hanna Eraga of record in Instrument No: 20170815-0083466.

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: 0581600600

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

DATED: 05/20/2022

Hanna 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 and Hanna 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

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 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

, Deputy Register