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
20220809-0090373

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 Hermitage, in the County of Davidson, State of Tennessee

Legal Description:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section 9, Valley Grove of record in Plat Book 5200, Page 605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property Conveyed to Justin Reed by Warranty Deed from Lucy Freeman of record in Instrument No. 20200501-0045924 Register's Office for Davidson County, Tennessee,

dated April 29, 2020 and recorded on May 01, 2020.

And being the same property conveyed to Sebastine Eraga from Justin Reed by Warranty Deed dated June 15, 2020 and recorded June 18, 2020 in Instrument No. 20200618-0064393, 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: 08709002500

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.

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

Affiant
Affiant's Name: SEBASTINE ERAGA