QUITCLAIM DEED

72535888-83506912

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22578430

Karen Johnson Davidson County
Batch# 933377 DEEDQC
10/24/2022 02:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221024-0115377

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Minassie Semegn and Joshua Minassie**
Address of New Owner(s): **528 Franklin Limestone Road, Nashville, TN 37217**

Property ID NUMBER: 135 00 0 279.00, 135 00 0 281.00, 149 02 0B 016.00

THIS INDENTURE, made and entered into this 9th day of July, 2022, by and between **Margarita Dimitrios Stavrou f/k/a Bone Minassie** party of the first part, and **Minassie Semegn, an unmarried man and Joshua Minassie, a single man, as Joint Tenants with Rights of Survivorship** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged pursuant to the Final Decree of Divorce, Case No. 21D1284, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

LAND IN THE 2ND DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY E. L. MILLER, JR., & COMPANY, DATED FEBRUARY 12, 1968, AS FOLLOWS:

BEGINNING AT A NAIL SET IN THE CENTER OF FRANKLIN LIMESTONE ROAD, COMMON FRONT CORNER OF DAVIS PROPERTY AND THE TRACT HEREIN DESCRIBED; THENCE SOUTH 73 DEGREES 10 MINUTES EAST 958.6 FEET TO AN IRON PIN, COMMON REAR CORNER OF THE DAVIS PROPERTY AND JACKSON PROPERTY AND THE TRACT HEREIN DESCRIBED; THENCE, SOUTH 84 DEGREES 37 MINUTES WEST 604.0 FEET TO A POINT; THENCE, NORTH 73 DEGREES 08 MINUTES WEST 113.6 FEET TO A POINT, THENCE NORTH 48 DEGREES 16 MINUTES WEST 322.8 FEET TO A NAIL DRIVEN IN THE CENTER OF FRANKLIN LIMESTONE ROAD; THENCE, WITH THE CENTERLINE OF SAID ROAD, NORTH 20 DEGREES 55 MINUTES EAST 91.8 FEET TO THE POINT OF BEGINNING

For Information Purposes Only:

Being the same property conveyed to Bone Minassie, married, by deed dated September 20, 2006 of record in Deed Instrument/Case No. 20060929-0120565, in the County Clerk's Office.

TMS: 135 00 0 279.00, 135 00 0 281.00, 149 02 0B 016.00

Property Address: 528 Franklin Limestone Road, Nashville, TN 37217

MCD 72535888 QC101 01 0104

This conveyance is subject to 2022 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

WITNESS the signature of the said party of the first part the day and year first above written.

Margarita Dimitrios Stavrou
f/k/a Bone Minassie

Margarita Dimitrios Stavrou f/k/a Bone Minassie

STATE OF Maryland

COUNTY OF Montgomery **Acknowledgement**

On this 9th day of July, 2022 before me personally appeared Margarita Dimitrios Stavrou f/k/a Bone Minassie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 9th day of July 2022

Linda Kibunja
Signature of Notary Public

LINDA KIBUNJA
Notary Public - State of Maryland
Montgomery County
My Commission Expires Aug 6, 2022

MCD 72535888 QC101 01 0104

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are $0.00, exempt, Transfers between spouses resulting from a decree of divorce.

Margarita Dimitrios Stavrou
f/k/a Bone Minassie

Affiant

Subscribed and sworn to before me this 9th day of July 2022

Linda Kibunja

Notary Public Signature
My commission expires: 8-6-2022

LINDA KIBUNJA
Notary Public - State of Maryland
Montgomery County
My Commission Expires Aug 6, 2022

MCD 72535888 QC101 01 0104

202210240115377

Tennessee Certification of Electronic Document

I, Sam Rider , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/2022 (date of document).

Affiant Signature

Jul 18, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 18 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE