Karen Johnson Davidson County
Batch# 936062 DEEDQC
10/31/2022 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221031-0117548

Recording Requested By/Return to:
NETCO Title
1982 PROVIDENCE PKWY, STE 255
MOUNT JULIET, TN 37122

Send Tax Notices to:
Beraldo Hoxhaj and Emi Tanga
8105 Bonnafair Drive
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF WILSON

QUIT CLAIM DEED

THIS INDENTURE, made the 31st day of October, 2022, between **EMI TANGA, a unmarried person** whose principal address is **8105 Bonnafair Drive, Hermitage, TN 37076,** as party or parties of the first part, hereinafter called Grantor, and **BERALDO HOXHAJ, a single person and EMI TANGA, an unmarried person,** whose principal address is **8105 Bonnafair Drive, Hermitage, TN 37076,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar ($1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, release and forever **QUITCLAIM** unto said Grantee, their heirs and assigns, all the right, title, interest, claim, or demand the said Grantor has or may have had in and to the following described property, to-wit:

All that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 667 on the Plan of Hermitage Hills, Section Seven of record in Plat Book 3300, Page (s) 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly known as: 8105 Bonnafair Drive, Hermitage, TN 37076
Parcel Number: 074 08 0 067.00

Being the same property conveyed to Emi Tanga by Warranty Deed from Alberta Montgomery of record as Instrument No. 20211018-0139390 in the Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 18, 2021.

TO HAVE AND TO HOLD the said described premises to grantee, their heirs and assigns, so that neither Grantor, nor its successors or any person or persons claiming under grantor hereafter, by any way or means, have claim or demand any right, title or interest in or to the aforesaid premises or appurtenances, or any parts thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Emi Tanga

STATE OF TENNESSEE

COUNTY OF WILSON

On this 31 day of October, 2022, before me LaTonya S. Smith appeared Emi Tanga who proved to me through government issued photo identification to be the above named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his free act and deed.

LaTonya S Smith

Notary Public

My Commission Expires: 8/27/2023 (Seal)

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

PREPARED BY:
NETCO Title
1982 Providence Pkwy, Ste 255
Mt. Juliet, TN 37122

True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the 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 October 31, 2022.

Dated: October 31, 2022

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated October 31, 2022

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY