Karen Johnson Davidson County
Batch# 984847 DEEDQC
03/27/2023 02:42:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230327-0022176

PREPARED BY:
Closed Title
2260 Murfreesboro Pike
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March, 2023

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

ADDRESS OF NEW OWNER:

Mustefa Bame and Hamzia Walio
3253 Grace Crest Point
Nashville, TN 37217

SEND TAX BILLS TO:
Mustefa Bame and Hamzia Walio
3253 Grace Crest Point
Nashville, TN 37217

Map & Parcel:

135-11-0C-112.00 CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration **Mustefa Bame and Samira E. Yimer** ,Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to, **Mustefa Bame, an unmarried man and Hamzia Walio, an unmarried woman**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 155 on the Final Plat of Ransom Park, Section Five , of record in Instrument No. 20041118-0138647, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Mustefa Bame and Samira E. Yimer, by Warranty deed from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of CWALT, Inc. Alternative Loan Trust 2006-7CB, Mortgage Pass-through Certificates, Series 2006-7CB of record in Instrument No. 20110801-0058554 Register's Office for Davidson County, Tennessee, dated July 26, 2011 and recorded on August 1, 2011.

This is real property commonly known as 3253 Grace Crest Point, Nashville, Tennessee 37217.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of March, 2023

Mustefa Bame

Samira E. Yimer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Mustefa Bame and Samira E. Yimer**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of March, 2023

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

My Commission Expires: