Karen Johnson Davidson County
Batch# 1020665 DEEDQC
06/29/2023 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230629-0049719

QUITCLAIM DEED

MAIL RECORDED DEED TO:

VANESSA PASTENEZ
THE AMBITIOUS LEGACY FIRM, P.C.
626 RXR PLAZA
6TH FLOOR
UNIONDALE, NY 11556

OWNER (SEND TAX BILLS TO):

RUTTA ADMASU
5940 WALNUT STREET, 2ND FLOOR
PHILADELPHIA, PA 19139

FOR NO CONSIDERATION ($0.00), SHEMAINESH H. SEGHIT, an unmarried woman (herein, "Grantor"), whose address is 5940 Walnut Street, 2nd Floor, Philadelphia, PA 19139, hereby bargains, sells, remises, releases, quit claims and conveys to RUTTA ADMASU, an unmarried woman (herein, "Grantee"), whose address is 5940 Walnut Street, 2nd Floor, Philadelphia, PA 19139, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2950 Baby Ruth Lane, Unit #10, Antioch, TN 37013

Provided, however, that SHEMAINESH H. SEGHIT does hereby reserve and retain the beneficial right, use, occupancy and enjoyment of such property for her lifetime.

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 31st day of May, 2023.

[Signatures on following pages.]

PIN NO: 163-11-0-E-010.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Shemainesh H. Seghit

STATE OF PA
COUNTY OF PHILADELPHIA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Shemainesh H. Seghit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of MAY, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/30/24

Commonwealth of Pennsylvania - Notary Seal
ATEF KHURSHAN, Notary Public
Philadelphia County
My Commission Expires September 30, 2024
Commission Number 1299400

OATH OF CONSIDERATION

STATE OF PA
COUNTY OF PHILADELPHIA

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
Shemainesh Hailab Seghit

Subscribed and sworn to under oath before me, this 31ST day of MAY, 2023 by Shemainesh Hailab Seghit.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/30/24

Commonwealth of Pennsylvania - Notary Seal
ATEF KHURSHAN, Notary Public
Philadelphia County
My Commission Expires September 30, 2024
Commission Number 1299400

Grantee:

Grantee signature: _____
Rutta Admasu

Subscribed and sworn to under oath before me, this 31ST day of MAY, 2023 by Rutta Admasu.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/30/24

Commonwealth of Pennsylvania - Notary Seal
ATEF KHURSHAN, Notary Public
Philadelphia County
My Commission Expires September 30, 2024
Commission Number 1299400

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING UNIT NO. 10 ON THE CONDOMINIUM PLAN (TIMBER TRACE), AS OF RECORD IN INSTRUMENT NO. 200011220115447, AS AMENDED IN INSTRUMENT NO. 20010104-0001310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document 20220114-0005700, on January 14, 2022.

PIN NO: 163-11-0-E-010.00

STREET ADDRESS: 2950 Baby Ruth Lane, Unit #10, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 05/31/2023 (date of document).

Dorene J Royal

Affiant Signature

06/26/2023

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 26th day of May, 2023.

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025

A Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025