AFTER RECORDING RETURN TO:
SLINK REFI
1355 Cherrington Pkwy
Moon Township, PA 15108
File No. 30364823

Karen Johnson Davidson County
Batch# 1028537 DEEDQC
07/20/2023 08:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230720-0055820

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 092 10 0 077.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 1st day of July, 2023, by and between **Yohana Asgedom, an unmarried man,** residing at 527 31st Ave N, Nashville, TN 37209 **and Fenot Asgedom, a married person,** residing at 709 Vanoke dr. Madison TN 37115, hereinafter referred to as Grantor(s) and **Yohana Asgedom, an unmarried man,** residing at 527 31st Ave N, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 24 FEET OF LOT NO. 44 AND THE NORTH 20 FEET OF LOT NO. 42, CHARLOTTE HEIGHTS, OF RECORD IN PLAT BOOK 57, PAGE 169, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF LOTS ADJOIN AND FRONT TOGETHER 50 FEET ON THE WESTERLY SIDE OF THIRTY-FIRST AVENUE NORTH AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO AN ALLEY.

Property Address: 527 31st Ave N, Nashville, TN 37209

BEING THE SAME PROPERTY CONVEYED TO YOHANA N. ASGEDOM AND FENOT N. ASGEDOM FROM ACCESSIBLE BUILDERS CONSORTIUM INC, DATED 04/12/2013, RECORDED 04/29/2013, DEED INSTRUMENT # 20130429-0042227, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Yohana A.
Yohana Asgedom

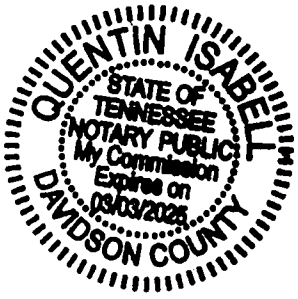
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Yohana Asgedom, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 13th day of July, 2023.

Notary Public

My Commission expires: March 3, 2025



IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Fenot Asgedom

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Fenot Asgedom, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Montgomery County, this 1st day of July, 2023.

Notary Public

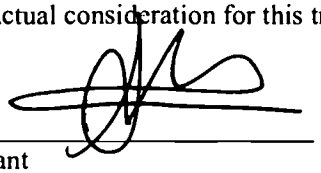
ROBIN C BUSH
Notary Public - State of Maryland
Montgomery County
My Commission Expires Feb 15, 2026

My Commission expires: 2/15/2026

License Title Producer
99979945
14430 Astrodome Drive
Silver Spring, MD 20906

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

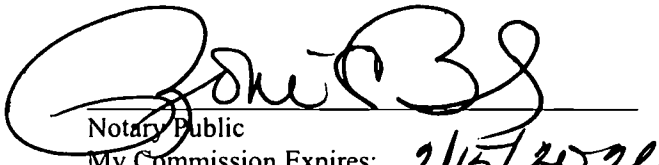


Affiant

Print Name: Fenot Asgedom

STATE OF Maryland
COUNTY OF Montgomery

Subscribed and sworn to before me this 1st day of July, 2023



Notary Public
My Commission Expires: 2/15/2026

ROBIN C BUSH
Notary Public - State of Maryland
Montgomery County
My Commission Expires Feb 15, 2026

Name and address for person(s) responsible for taxes:

Yohana Asgedom
527 31st Ave N
Nashville, TN 37209

Name and address of property owner:

Yohana Asgedom
527 31st Ave N
Nashville, TN 37209

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Yohana Asgedom

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 13th day of July, 2023.

Notary Public
My Commission Expires: March 3, 2025

QUENTIN ISABELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Yohana Asgedom
527 31st Ave N
Nashville, TN 37209

Name and address of property owner:

Yohana Asgedom
527 31st Ave N
Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Amy Cox, 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 07/01/2023 (date of document).

Affiant Signature

07/18/2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18 day of JULY, 2023.

Notary's Signature

MY COMMISSION EXPIRES 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries