Karen Johnson Davidson County
Batch# 1032982 DEEDQC
08/01/2023 12:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230801-0059300

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Westcor Land Title Insurance Company
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: VYL-TN-RF-1458126

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Anteneh Woldemariam	Anteneh Woldemariam	164100A05000CO
4124 Pine Orchard Place	4124 Pine Orchard Place	
Antioch, TN 37013	Antioch, TN 37013	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANTENEH WOLDEMARIAM, who acquired title as a single man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANTENEH WOLDEMARIAM, a married man, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 4124 Pine Orchard Place, Antioch, TN 37013, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 163 of Village One Summerfield of record in Instrument #200002110014170, Register's Office for Davidson County, Tennessee.

Tax ID No.: 164100A05000CO

BEING the same which KBRG of Nashville, LLC by Deed dated December 13, 2002 and recorded December 20, 2002 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee as Instrument No. 20021220-0157617 conveyed unto Anteneh Woldemariam, a single man.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 4124 Pine Orchard Place, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of July, 2023.

ANTENEH WOLDEMARIAM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANTENEH WOLDEMARIAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25th day of July, 2023.

Notary Public
My Commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

ANTENEH WOLDEMARIAM

Subscribed and sworn to before me this 25 day of July, 2023.

Notary Public
My Commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 07/25/2023 (date of document).

Affiant Signature

07/31/2023
Date

State of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 03-19-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2027
Commission number 1347499
Member, Pennsylvania Association of Notaries