Karen Johnson Davidson County
Batch# 1059953 DEEDQC
10/12/2023 10:09:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20231012-0079934

File No: TN-2308-008188-JR
Grantor's Loan No. _____

After Recording, Send to:
Mena Shaker and Olivia Boukter, husband and wife as joint tenants
1081 Shire Drive, Antioch, TN 37013

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Mena Shaker and Olivia Boukter, husband and wife as joint tenants, 1081 Shire Drive, Antioch, TN 37013

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.

Tax Parcel Number: 174010A10300CO

QUITCLAIM DEED

Mena Shaker, a married person, who acquired title as unmarried, ("Grantor"), of **1081 Shire Drive, Antioch, TN 37013**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Mena Shaker** and **Olivia Boukter**, a married couple as tenants by the entirety, ("Grantee"), whose tax mailing address is **1081 Shire Drive, Antioch, TN 37013,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Final Plat of Rivendell Woods, Phase One, Section Two of record in Plat at Instrument No. 20080829-0088935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 174010A10300CO

Property Address is: 1081 Shire Drive, Antioch, TN 37013

Being that property conveyed from Juan Hernandez, Jr., unmarried and Maria A. Rivera, unmarried to Mena Shaker, unmarried, his/her/its/their heirs, successors and assigns by Warranty Deed recorded October 5, 2016 as Instrument Number 20161005-0105335 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 10/03, 2023:

Mena Shaker

Mena Shaker

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Mena Shaker**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of October, 2023.

Tanya Stafford
Notary Public
Exp: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

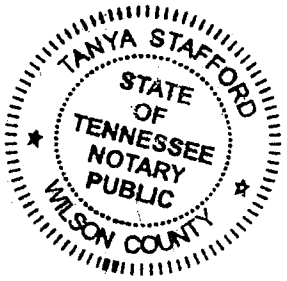
Mena Baker
Affiant

Subscribed and sworn to before me on this the 3rd day of October, 2023.

Tanya Stafford
Notary Public

My Commission Expires: 2-14-2024

SEAL



Escrow No.: TN-2308-008188-JR
Title Order No.: TN-2308-008188-JR

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Final Plat of Rivendell Woods, Phase One, Section Two of record in Plat at Instrument No. 20080829-0088935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Property Address:
1081 Shire Drive,
Antioch, TN 37013-4493

APN: 174010A10300CO

Tennessee Certification of Electronic Document

I, Maribel Shmuel 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 10/03/2023 (date of document).

Affiant Signature

10/11/2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 11TH day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: Oct. 4, 2026

NOTARY'S SEAL

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4, 2026