Karen Johnson Davidson County
Batch# 1073461 DEEDQC
11/20/2023 11:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231120-0090210

QUITCLAIM DEED

MAIL RECORDED DEED TO:

KRISTEN BRITTON
MADISON SETTLEMENT SERVICES – BALTIMORE, LLC
532 BALTIMORE BLVD., SUITE 103
WESTMINSTER, MD 21157

OWNER (SEND TAX BILLS TO):

MAMAKEH JAWARA
MARIAMA JAWARA
3521 MOUNT VIEW RIDGE DR.
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00), MAMAKEH JAWARA and MARIAMA YAFFA, husband and wife (herein, "Grantor"), whose address is 3521 Mount View Ridge Dr., Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to MAMAKEH JAWARA and MARIAMA JAWARA, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3521 Mount View Ridge Dr., Antioch, TN 37013, 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: 3521 Mount View Ridge Dr., Antioch, TN 37013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 10th day of November, 2023.

PIN NO: 150 12 0C 005.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Mamakeh Jawara

Mamakeh Jawara

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mamakeh Jawara, 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 10th day of November, 2023

[Affix Notary Seal]

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2026

GRANTOR:

Mariama Yaffa

Mariama Yaffa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mariama Yaffa, 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 10th day of November, 2023

[Affix Notary Seal]

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2026

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: Mamakeh Jawara
Mamakeh Jawara

Subscribed and sworn to under oath before me, this 10th day of November, 2023 by Mamakeh Jawara.

[Affix Notary Seal]

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2026

Grantee:

Grantee signature: Mariama Yaffa
Mariama ~~Yaffa~~ Jawara (MJ)

Subscribed and sworn to under oath before me, this 10th day of November, 2023 by Mariama ~~Yaffa~~ Jawara MJ

[Affix Notary Seal]

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 04/22/2026

EXHIBIT A

[Legal Description]

All that improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 5, on the Plan of Mt. View Subdivision, Section One, as shown by plat appearing of record in Plat Book 11700, Page 36, as amended in Instrument No. 20010523-0053206, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

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, in Instrument 20170727-0076071 on July 27, 2017.

PIN NO: 150 12 0C 005.00

STREET ADDRESS:

3521 Mount View Ridge Dr., 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, David R. Breschi, 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 11/10/2023 (date of document).

David R. Breschi

Affiant Signature

11/10/2023

Date

State of Pennsylvania

County of York

Sworn to and subscribed before me this 10th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 06/06/27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Jazminn Allshouse, Notary Public
York County
My commission expires June 6, 2027
Commission number 1431412
Member, Pennsylvania Association of Notaries