This instrument prepared by:
Lightsey Law
C. Dudley Lightsey
Attorney
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1230936 DEEDQC
01/28/2025 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250128-0006334

This instrument was prepared from information supplied by the parties. The preparer has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

**This conveyance is tax exempt. T.C.A. § 67-4-409(a)(1)(C)(i)(b).**
**No oath of value is required. T.C.A. § 67-4-409(a)(1)(E).**

| Address New Owner | Send Tax Bills To: | Map & Parcel Number |
|---|---|---|
| Hannah Yazigi<br>Ankido Yazigi<br>609 Bayhill Court<br>Nashville, TN 37076 | Mr. Cooper<br>Attn: Tax Department<br>PO Box 9225<br>Coppell, TX 75019 | 075 16 0A 025.00 |

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Hannah Yazigi, f/k/a Hannah Warren, married, and Ankido Yazigi, married**, ("Grantors") do hereby quitclaim and convey unto **Hannah Yazigi and Ankido Yazigi, wife and husband**, ("Grantees"), their heirs and assigns, all of the Grantors' right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 61 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Hannah Warren, an unmarried woman, and Ankido Yazigi, an unmarried man, by Warranty Deed from Sharmin Dugger Rowlett, dated January 8, 2024 and recorded January 9, 2024 as Instrument No. 20240109-0001830, Register's Office for Davidson County, Tennessee.

**It is the Grantors' intent that this instrument shall create an estate by the entireties between the Grantees, in and to the entire interest in the property previously held by the Grantors. T.C.A. § 66-1-109 (2023).**

This is improved property located at: **609 Bayhill Court, Nashville, TN 37076.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

**[SIGNATURE PAGE FOLLOWS]**

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 27th day of January 2025.

GRANTORS:

**Hannah Yazigi, f/k/a Hannah Warren**

**Ankido Yazigi**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Hannah Yazigi and Ankido Yazigi,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 01/27/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/27/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of January, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

