Karen Johnson Davidson County
Batch# 241871 DEEDQC
06/11/2019 10:36:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190611-0055965

This Instrument Prepared From Information from the Parties By:
Racquel Peebles, Attorney
313 Enon Springs Road, East
Smyrna, TN 37167

NAME OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP - GROUP - PARCEL
Elias Teclesenbet, a married person 5400 Barton Vale Drive Nashville, TN 37211	New Owner	120-1 134

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration:

We, the undersigned, **YEMANE WOLDESLASSIE AND WIFE, HAGOSA WOLDESLASSIE**, hereinafter called the GRANTORS, hereby quitclaim to **ELIAS TECLESENBET**, a married person, his heirs and assigns, forever, hereinafter the GRANTEE, all of our right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEGINNING at a point in the northerly margin of Vultee Boulevard, said point being southeasterly corner of the property conveyed to I. R. Schulman, Trustee of record in Book 4342, page 626, Register's Office for Davidson County, Tennessee; thence with said Schulman's easterly line, North 1 Deg 42' East 230 feet to an iron pin in a fence, another corner to Schulman; thence with said fence, South 88 Deg 33' East, 154.14 feet to an iron pin, thence leaving said fence, South 0 Deg 15' East, 227.70 feet to an iron pin in the northerly right-of-way of Vultee Boulevard; thence with said right-of-way, North 89 Deg 20' West, 162.00 feet to the point of beginning, and containing 36,174 square feet.

BEING the same property conveyed by George Anton and Howard W. Anderson Marital Trust to Yemane Woldeslassie and wife, Hagosa Woldeslassie by deed of record in Instrument Number 20050413-0041242, dated April 11, 2005 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1192-1194 Vultee Boulevard, Nashville, TN 37217.

This conveyance is made subject to (1) Current year's taxes which shall be prorated and paid by Grantor; (2) all restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; and, all applicable government and zoning regulations.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH BY RACQUEL PEEBLES, ATTORNEY, AND WAS BASED ON INFORMATION FROM THE PARTIES AND THE PRIOR DEED IN THE CHAIN OF TITLE. THE PREPARER OF THE DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR THE ACCURACY OF THE DESCRIPTION.

Possession of the within-described property will be given to the Grantee(s) with delivery of deed.

WITNESS MY HAND this 03 day of June, 2019.

YEMANE WOLDESLASSIE

HAGOSA WOLDESLASSIE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **YEMANE WOLDESLASSIE and wife, HAGOSA WOLDESLASSIE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this 3rd of June, 2019.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jane E Rabideau
Notary Public

My commission expires: 8/16/2020

I hereby swear or affirm that the actual consideration given for this conveyance is $0.00.

Affiant

Sworn to and subscribed before me this the 3rd day of June, 2019.

JANE E. RABIDEAU STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Jane E Rabideau
Notary Public

My commission expires: 8/16/2020