Karen Johnson Davidson County
Batch# 675474 DEEDQC
07/13/2021 09:53:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210713-0093827

THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes, Esq.
222 2nd Avenue North, Ste. 416
Nashville, Tennessee 37201
(615) 248-7854

QUITCLAIM DEED

FROM: **Benyam B. Yosef**

TO: **Hana Tesfaye**

Tax/Map ID & Parcel:
151-09-0B/201.00

Address New Owner as follows:
Hana Tesfaye
5520 Dory Drive
Antioch, TN 37013

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that Benyam B. Yosef, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Hana Tesfaye, her heirs, successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Property address: 5520 Dory Drive, Antioch, TN 37013

Lot 203, Plan of Lakeside Cove at Percy Priest, Phase 4, of record in instrument No. 20070607-0068360 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Hana Tesfaye and Benyam B. Yosef, wife and husband, by Warranty Deed from Dawit Ghebremedhin and Selamawit Weidegiorga, husband and wife, dated December 6, 2017 and filed for record December 6, 2017, as instrument No. 20171208-0125491 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20070607-0068360 in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No.20041050133677 in the Register's Office for Davidson County, Tennessee

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

This is improved property, known as 5520 Dory Drive, Antioch, TN 37013.

This instrument and the interest hereby released and quit-claimed are subject to any other such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 8 day of June, 2021.

Benyam B. Yosef

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for said County and State, the within named, **Benyam B. Yosef**, with whom I am personally acquainted, or provided adequate identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of June, 2021.

NOTARY PUBLIC

JOHN ELBEBLAWY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov 8, 2022