Karen Johnson Davidson County
Batch# 799499 DEEDQC
02/03/2022 07:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220203-0012659

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Meseret A. Dumessa** ("Grantor"), **unmarried,** hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Fitsum Adugna Dumessa and spouse Helina Fitsum,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of New Hope Estates, Phase Two of record in Plat Book 9700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fitsum A. Dumessa and spouse, Helina Fitsum, and Meseret A. Dumessa, single by Warranty deed from Todd M. Jacobs and Emily T. Jacobs, husband and wife of record in Instrument No. 20171002-0100752 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of January 2022

Meseret Dumessa
Meseret A. Dumessa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Meseret A. Dumessa** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January 2022

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Josephine Sanchez
AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-12

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **4904 Seiner Ct.**
Hermitage, TN 37076

TAX PARCEL NO.: **087-09-0-108.00**

PROPERTY OWNER: **Fitsum Adugna Dumessa and spouse Helina Fitsum**
OWNER'S ADDRESS: **4904 Seiner Court**
Hermitage, TN 37076

MAIL TAX BILLS TO: **Fitsum Adugna Dumessa and spouse Helina Fitsum**
4904 Seiner Court
Hermitage, TN 37076

Certificate of Authenticity

I, Holly Mason, 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 1/19/22.

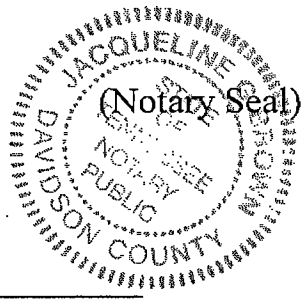
Affiant Signature

1/19/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of January, 2022.

Jacqueline S Brown
Notary's Signature



(Notary Seal)

My Commission Expires: 3-8-22