Karen Johnson Davidson County
Batch# 933038 DEEDQC
10/24/2022 11:16:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115272

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

MEKDIM K. JEMBERU
Affiant

BETELEHEM T. SEIFU

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF October, 2022.

Notary Public

My Commission Expires: 11/19/2025

WILLIAM F. HYDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Reserved for Register of Deeds

This document was prepared by: Bill F. Hyde, BPR #035709
4050 Kings Camp Pass
Arrington, Tennessee 37014
615.509.4454
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
Mekdim K. Jemberu and Selamawite Teferi Alebachew 156 Took Drive Antioch, TN 37013	CrossCountry Mortgage, Inc. 6850 Miller Road Brecksville, OH 44141	163-02-0B-015.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, MEKDIM K. JEMBERU and BETELEHEM T. SEIFU, as Joint Tenants with Rights of Survivorship, hereinafter called the Grantors, having bargained and sold, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto MEKDIM K. JEMBERU and SELAMAWITE TEFERI ALEBACHEW, Husband and Wife, as Tenants by the Entirety, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 15, Berkeley Hall, Phase Five, Section One of Hickory Highlands Planned Unit Development, according to survey and plat of same appearing of record in Instrument Number 20050706-0077601, as corrected by surveyor's certificate of correction in Instrument Number 20050223-0019584 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MEKDIM K. JEMBERU and BETELEHEM T. SEIFU, by Warranty Deed from CLAYTON WYSE and JOWANNA WYSE, Husband and Wife, signed July 24th, 2017 and filed on July 26th, 2017, recorded as Instrument Number 20170726-0075405 in the Davidson County Register of Deeds Office, State of Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat at Book 6250, Page 13, Book 6900, Page 562, Instrument 200501250008851, Instrument 200502230019584, Instrument 200507060077601; (2) Restrictions of record in Book 8301, Page 745; (3) Restrictions of record in Book 10421, Page 239; (4) Easement of record in Book 2203, Page 575; (5) Easement of record in Book 4457, Page 377; (6) Easement of record in Book 7661, Page 222; (7) Easement of record in Book 7666, Page 158; (8) Easement of record in Book 1784, Page 300; (9) Easement of record in Book 1207, Page 530; (10) Right of Way Easement of record in Book 2105, Page 428; (11) Right of Way Easement of record in Book 2740, Page 188; (12) Easement of record in Book 2875, Page 299; (13) Easement of record in Book 6196, Page 135; (14) Stormwater Detention Agreement Easement of record in Book 6254, Page 487; (15) Easement of record in Book 7031, Page 51; (16) Easement of record in Book 7453, Page 445; (17) Easement of record in Book 7453, Page 460; (18) Easement of record in Book 7465, Page 739; (19) Drainage Easement of record in Book 7465, Page 756; (20) Easement of record in Book 7466, Page 746; (21) Deed of Conveyance Easement of record in Book 7597, Page 679; (22) Easement of record in Book 7632, Page 962; (23) Easement of record in Book 7666, Page 151; (24) Easement of record in Book 7775, Page 361; (25) Easement of record in Book 8883, Page 678; (26) Easement of record in Book 10319, Page 987; (27) Stormwater Detention Agreement Easement of record in Instrument 200403030023979, said Register's Office.

This instrument and the interest hereby released and quitclaimed in this conveyance is subject to all restrictions, limitations, easements, planning ordinances, reservations, encumbrances, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any. Further, this conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record. Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

This is an improved property commonly known as 156 Took Drive in Antioch, Tennessee 37013.

TO HAVE AND TO HOLD all of Grantor's right, title, and interest in and to the property described above unto the said Grantees, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

Mk Mekdim Jemberu

IN WITNESS WHEREOF, I set my hand on this the 24th day of October, 2022 on this page and the preceding two (2) pages.

Grantor – MEKDIM K. JEMBERU

Grantor – BETELEHEM T. SEIFU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named MEKDIM K. JEMBERU and BETELEHEM T. SEIFU, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal at Nashville (city), Tennessee (state), this the 24th day of October, 2022.

William F. Hyde

Notary Public

My Commission Expires: 11/19/2025

WILLIAM F. HYDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affix Notary Seal