Karen Johnson Davidson County
Batch# 936046 DEEDQC
10/31/2022 03:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221031-0117525

Send Tax Statements to:
FANTISHE TESHAGER AYALEW.
1977 Peaceful Brook Drive
Antioch, TN 37013

Name and Address of New Owner:
FANTISHE TESHAGER AYALEW
1977 Peaceful Brook Drive
Antioch, TN 3703

This Instrument Prepared By:
Law Office of:
Brian O. Bowhan
1132 Blue Willow Ct.
Antioch, TN 37013-1607

From Information Furnished By
The Parties

Map 164 16 0B 028.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **BINIYAM ALEMAYEHU TILAHUN**,hereinafter referred to as grantor, has this day bargained and sold and does hereby convey and quit claim any interest that he may have unto FANTISHE TESHAGER AYALEW, hereinafter referred to as grantee, his heirs and assigns, forever, all of his right, title and interest in and to a certain parcel of real estate, grantor, located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot No. 28 in Cedarbrook Subdivision in Plat Instrument No. 20181105-0109350 and bing Corrected in Instrument No. 20190801-0076150, Register's Office Davidson County, Tennessee to which reference is made for a more complete and accurate description.

Being the same property conveyed to BINIYAM ALEMAYEHU TILAHUN and FANTISHE TESHAGER AYALEW, husband and wife, by deed from D. R. Horton, Inc., a Delaware Corporation recorded 12/02/2019, in Instrument No. 201912030124288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b0 all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19 day of September ~~May~~, ~~2008~~, 2022

BINIYAM ALEMAYEHU TILAHUN

STATE OF COLORADO)
)
COUNTY OF ARAPAHO)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BINIYAM ALEMAYEHU TILAHUN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (QUIT CLAIM DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Denver, Colorado this the 19 day of September 2022.

VY THI HOANG LE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184032912
MY COMMISSION EXPIRES AUG. 21, 2026

NOTARY PUBLIC
My Commission Expires: 08/21/2026

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is none as it is part of the property settlement in the divorce of the parties.

BINIYAM ALEMAYEHU TILAHUN

SWORN to and subscribed before me, this the 19 day of September, 2022

NOTARY PUBLIC
My Commission Expires: 08/21/2026

VY THI HOANG LE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184032912
MY COMMISSION EXPIRES AUG. 21, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 25, 2022.

J. Carlton Drumwright

October 25, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 25, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY