This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 964424 DEEDQC
01/25/2023 01:03:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005725

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
YQDF REALTY, LLC 536 Clemente Ave Nolensville, TN 37135	NEW OWNER	161 00 0 09007

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alemayehu Tesfaye** "the Grantor," conveys and quitclaims unto **YQDF REALTY, LLC, a Tennessee limited liability company** "the Grantee," Grantor's interest in the following described real estate in Davidson County, Tennessee:

Beginning at a point in the southerly right-of-way of Old Hickory Boulevard, Carnes Road section, said point being 40 feet southerly from the center line of Old Hickory Boulevard, and running along said southerly right-of-way line which is 40 feet southerly from and parallel to the center line of Old Hickory Boulevard, said centerline being on a 5 degree curve to the left, 277 feet to a point in said southerly right-of-way line; thence radially in a northwesterly direction 5 feet; thence continuing parallel to the center line, and 35 feet southerly therefrom, 160 feet to a point; thence south 18 degrees 30 minutes east, 370 feet to a stake; thence south 61 degrees 30 minutes west, 400 feet to a point on a rock; thence north 18 degrees 30 minutes west, 260 feet to the beginning.

Including but excluding property conveyed to the State of Tennessee in Book 7950, Page 244, 227, and 230.

Being the same property conveyed by Warranty Deed to Alemayehu Tesfaye, a married man, from Robert T. Phillips, William Phillips and Betty Phillips Hagan on August 21, 2017 and recorded on August 28, 2017 in Instrument No. 20170828-0087855, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 13th day of January, 2023.

Alemayehu (SEAL)
Alemayehu Tesfaye

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Alemayehu Tesfaye, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of January, 2023.

Olivia Mortensen
Notary Public
My commission expires: September 28th, 2026

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
25 **Day of** JAN, **20**23.
A. Hayes, **Deputy Register**

My commission expires: _____