QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1013006 DEEDQC
06/08/2023 03 19 36 PM 2 pgs
Fees $12 00 Taxes $0 00

20230608-0043766

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

AJ-QCD-23-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to).

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Sara A. Zeluel	**New Owner**	**135060A00100CO**
(NAME)	(NAME)	
2101 Forge Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ADDISU FEYISA AND SARA A. ZELUEL ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

SARA A. ZELUEL ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

BEING LOT NO. 1 ON THE PLAN OF RESUBDIVISION OF LOT 1, FORGE RIDGE, OF RECORD IN PLAT BOOK 9700, PAGE 295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ADDISU FEYISA AND SARA A. ZELUEL BY WARRANTY DEED FROM JORGE SEPULVEDA AND MICHELLE E. MONZON, OF RECORD IN INSTRUMENT NO. 20190522-0048257, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **2101 Forge Ridge Circle, Nashville, Tennessee, 37217.**

Witness our hands this the 6th day of June, 2023

ADDISU FEYISA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 6th day of June, 2023

Notary Public

My Commission Expires 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SARA A. ZELUEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA A. ZELUEL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th day of June, 2023

Notary Public

My Commission Expires 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025