Karen Johnson Davidson County
Batch# 1060648 DEEDQC
10/13/2023 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080610

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Cheryl Belander
AFFIANT

Subscribed and sworn to before me
this 7th day of October, 2023.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Samson Seyfou and Selam Melke
609 Bell Ridge Trce
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 150-02-0-132.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sihin Seyfou and Yosef Seifu**, Grantor, does hereby quitclaim and convey all of their undivided right, title and interest, to the hereinafter described property to **Samson Seyfou and wife, Selam Melke**, Grantee. Said property conveyed herein is described as follows:

Land situated in Davidson County, Tennessee, being Units A and B, as established in Declaration of Covenants, Conditions and Restrictions for 740-742 Holder Drive Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20231012-0080142, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Charles T. Henson, Senaite Melke Henson, Samson Seyfou and Selam Melke by Quitclaim Deed of record in Instrument No. 20061107-0138533, Register's Office for Davidson County, Tennessee.

Charles T. Henson and Senaite Melke Henson having subsequently conveyed their 50% interest in said property to Sihin Seyfou and Yosef Seifu, by Quitclaim Deed, of record in Instrument No. 20061107-0138534, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 740 & 742 Holder Drive, Nashville, TN 37214.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

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 thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 7th day of October, 2023.

Sihin Seyfou
Sihin Seyfou

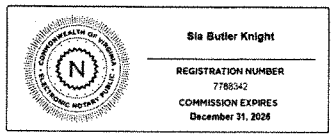
Yosef Seifu

STATE OF Virginia

COUNTY OF Prince William

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Sihin Seyfou**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of October, 2023.



Notarized online using audio-video communication

Sia Butler Knight
Notary Public

My Commission Expires: 12/31/2026

STATE OF _____

COUNTY OF _____

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Yosef Seifu**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of October, 2023.

Notary Public

My Commission Expires

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 7th day of October, 2023.

Sihin Seyfou

Yosef Seifu

Yosef Seifu

STATE OF _____

COUNTY OF _____

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Sihin Seyfou**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of October, 2023.

Notary Public

My Commission Expires:

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me, **by audio-visual communication**, the undersigned, a Notary Public for the State and County the aforesaid, **Yosef Seifu**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 7th day of October, 2023.

Ralph D Waite

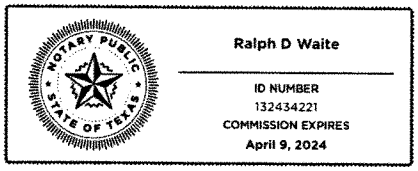
Notary Public

Notary Public, State of Texas

My Commission Expires 04/09/2024

My Commission Number 132434221

Notarized online using audio-video communication



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 7, 2023.

J. Carlton Drumwright

10/7/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/7/23.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY