Karen Johnson Davidson County
Batch# 1060648 DEEDQC
10/13/2023 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080611

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 Blonder
AFFIANT

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

NOTARY PUBLIC
My Commission Expires: 9/20/25

ADDRESS OF NEW OWNER:
Yosef Seifu
475 Sterling Place 21
Brooklyn, NY 11238

SEND TAX BILLS TO:
New Owner

Map & Parcel: P/O 150-02-0-133.00

QUITCLAIM DEED

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

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 744-746 Holder Drive Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20231012-0080148, 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 744 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 4th day of October, 2023.

Samson Seyfou

Selam Melke

Selam Melke

STATE OF TN

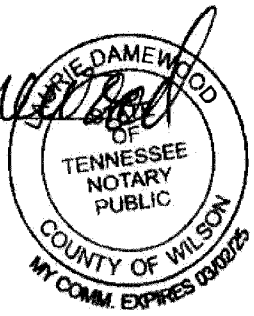
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Samson Seyfou and Selam Melke**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of October, 2023.

Notary Public

My Commission Expires:



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

Sihin Seyfou

Sihin Seyfou

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.

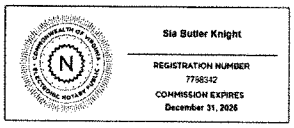
Witness my hand and seal, at office, this 7th day of October, 2023.

Sia Butler Knight

Notary Public

My Commission Expires:

12/31/2026



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