Karen Johnson Davidson County
Batch # 1089275 DEEDQC
01/08/2024 10:21:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240108-0001431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 3 day of January, 2024.

Notary Public
My Commission Expires: 3/3/25

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
237 Old Hickory Blvd., Ste. 102
Nashville, TN 37221

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Samson Seyfou and Selam Melke, Trustees and Charles T. Henson and Senaite Melke Henson 609 Bell Ridge Trace Antioch, TN 37013	Same as previous	082 04 0 174.00

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Samson Seyfou, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Samson Seyfou and Selam Melke, Co-Trustees of The Seyfou-Melke Family Trust, dated January 3, 2024, hereinafter called the Grantee(s), their successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee. This is a 50% undivided interest. The parcel of land is described as follows:

Land in Davidson County, Tennessee, and being Lot No. 50 on the Map of Thornby Place, of record in Book 332, Page 3, Register's Office for said county.

Said Lot 50 fronts 50 feet on the southerly side of West Greenwood, formerly Edgar Avenue, and runs back between parallel lines, with the westerly margin of an alley, 145 feet to an alley in the rear.

Being Samson Seyfou's 50% interest in the same property conveyed to Samson Seyfou, an undivided 50% interest and Charles T. Henson and Wife, Senaite Melke Henson, an undivided 50% interest, by deed from Samson Seyfou, of record in Document No. 20170406-0033700, Register's Office for Davidson County, Tennessee.

This is improved property known as 822 West Greenwood Ave., Nashville, TN 37206 .

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3 day of January, 2024.

SAMSON SEYFOU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, SAMSON SEYFOU with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of January, 2024.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/3/25

This deed was prepared from information provided by the parties. No title search or survey was completed