Karen Johnson Davidson County
Batch # 1089275 DEEDQC
01/08/2024 10:21:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240108-0001432

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 609 Bell Ridge Trace Antioch, TN 37013	Same as previous	150-02-0-132.00

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 and Selam Melke, 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. The parcel of land 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 the same property conveyed to Samson Seyfou and wife, Selam Melke, by deed from Sihin Seyfou and Yosef Seifu, of record in Document No. 20241013-0080610, Register's Office for Davidson County, Tennessee.

This is improved property known as 740 and 742 Holder Drive, Nashville, TN 37217 .

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 our hands this 3 day of January, 2024.

SAMSON SEYFOU

SELAM MELKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, SAMSON SEYFOU AND SELAM MELKE with whom I am personally acquainted (or who 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 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