Karen Johnson
Batch # 1089275
01/08/2024 10:21:54 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240108-0001434

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	149-16-22

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 in Davidson County, Tennessee, being Lot 22, Bellwood Estates, Section One, as shown on plat of record in Plat Book 5200, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Samson Seyfou and Selam Melke, by quitclaim/correction deed from Samson Seyfou and Selam Meike, of record in Document No. 20111003-0076347, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Samson Seyfou and Selam Melke (misspelled as Meike) from Darrell Lynn Taylor, Unmarried, of record in Document No. 20050725-0086158, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 Bell Ridge Trace, Antioch, TN 37013 .

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