Karen Johnson Davidson County
Batch# 1110407 DEEDQC
03/12/2024 02:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240312-0017210

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Meheretu Teketel** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Meheretu Teketel and Meron Tewodros Zegeye , both unmarried as tenants in common with rights of survivorship** (Grantees), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot Number 78, on the Plan of First Amendment, Berkley Hall, Phase Five - Section One of Hickory Highlands Planned Unit Development, as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument Number 20050725- 0086047 and in Instrument Number 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20210914-0122754** in said Register's Office. * Grantor erroneously referred to as a married man in prior deed of record.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **March, 2024.**

Meheretu Teketel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Meheretu Teketel**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **March, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	505 Pippin Dr, Antioch, TN 37013
TAX PARCEL NO.:	163 02 0B 039.0
PROPERTY OWNER:	Meheretu Teketel and Meron Tewodres Zegeye
OWNER'S ADDRESS:	505 Pippin Dr, Antioch, TN 37013
MAIL TAX BILLS TO:	new owner

Certificate of Authenticity

I, Holly A. Mason, 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 March 12, 2024.

Affiant Signature

3/12/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026