Karen Johnson
Batch # 1137422
05/21/2024 08:04:37 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240521-0037558

Name and Address of New Owner:
Alex Tefera and Amy Tefera
300 Hampstead N.
Antioch, TN 37013

Send Tax Bills To:
Alex Tefera and Amy Tefera
300 Hampstead N.
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 149-01-0B-021.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alemayehu Tefera and Emyou Kebede, husband and wife** , "the Grantor," convey and quitclaim unto **Alex Tefera, and Amy Tefera, husband and wife** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 316 on the Plan of Phase III, Piccadilly Square of record in Plat Book 6250, Page (s) 892 through 894, inclusive, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexmayehu Tefera and Emyou Kebede, husband and wife, by Warranty Deed from Semon Sobhy and Ibrahim Hanna and Sam Samir, of record in Instrument No. 20190329-0027864, Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 28, 2019.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of April, 2024.

Alemayehu Tefera

Emyou Kebede

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Alemayehu N. Tefera and Emyou K. Kebede to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

Witness my hand, at office, this 5th day of April, 2024.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of April, 2024.

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

Notary Signature
My commission expires: