Name and Address of New Owner:
Tinbit Kidanriam
762 Moormans Arm Road
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1150688 DEEDQC
06/25/2024 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240625-0047366

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 059-14-0-107.00

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, **Michael Weldegergish**, "the Grantor," convey and quitclaim **Tinbit Kidanenriam,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and more particularly described as follows:

Beginning at a point in the northwesterly margin of Moorman's Ann Road at the corner of Lots 13 and 14; thence with the line between said lots northwesterly 100 feet to a point, being the corner of Lot No. 12; thence with a line between Lots 12 and 13, northeasterly 100 feet to a point in the westerly margin Boatner Drive; thence with the margin of Boatner Drive, southerly 75 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.27 feet to a point in the northwesterly margin of Moorman's Ann Road; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Tinbit Kidanenriam and Michael Weldegergish, wife and husband by Warranty Deed from Deborah J. Fulghum and Melvin H. Fulghum, III as heirs at law of Melvin H. Fulghum and Melvin H. Fulghum, III, unmarried man, dated June 5, 2020, of record in Instrument No. 20200608-0058590, Register's Office for Davidson County, Tennessee.

Improved property known as: 762 Moorsmans Arm Road, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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 has caused this Quitclaim Deed to be executed on the 19 day of June, 2024.

michael weldegergish (SEAL)
Michael Weldegergish

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19 day of June, 2024, before me personally appeared **Michael Weldegergish**, 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.

Witness my hand, at office, this 19 day of June, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

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 19 day of June, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6.19.24 (date of document).

Affiant Signature

6.19.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of June, 202

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

