Karen Johnson Batch # 1164833 08/01/2024 10:33:17 AM Fees: $12.00 Taxes: $0.00 20240801-0058357	Davidson County DEEDQC 2 pgs

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Etetu Worku
Affiants

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2024.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Notary Public

MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Etetu Worku, Daniel Wosene Yefru, and Kidan Saba Yefru	**SAME**	**P/O 173-75**
(NAME) **7360 Campton Road**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

EXECUTOR'S QUITCLAIM DEED

Wosene Yefru, died on November 22, 2022. **Etetu Worku** was named as the Executrix in the Last Will and Testament of the late **Wosene Yefru. Etetu Worku** was appointed Executrix of the **Estate of Wosene Yefru** on April 5, 2023, by order of the Probate Court for Davidson County, Tennessee, Docket No. 23P-520.

The Executrix is duly qualified. The Executrix, by signing this Deed, releases any right the Executrix may have to recover this property in the event of the subsequent insolvency of this Estate.

In accordance with the laws of the State of Tennessee, **Etetu Worku**, pursuant to the Last Will and Testament of **Wosene Yefru** accepted for probate by the Probate Court for Davidson County, Tennessee, and acting as Executrix of the **Estate of Wosene Yefru**, quitclaims to **Etetu Worku, a single person – 50%, Daniel Wosene Yefru, a single person – 25%, and Kidan Saba Yefru, a single person – 25%, as joint tenants with right of survivorship,** all right, title and interest in and to the following described real estate in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot Number 6 on the Plan of Section One Addition to Sugar Valley, a Planned Unit Development, of record in Instrument Number 20030708-0093537, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Wosene Yefru and Etetu Worku, Husband and Wife, by deed from Yazdian Construction Inc. a Tennessee Corporation of record in Document number 20040706-0079764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wosene Yefru, by quitclaim deed dated December 20, 2017, from Etetu Worku, of record in Document No. 20180102-0000500, Register's Office for Davidson County, Tennessee.

EXPRESSLY RESERVING a Life Estate in the above described property unto **Etetu Worku**, and her assigns. **Etetu Worku** shall have full ownership, possession and use of the property, during the term of **Etetu Worku's** natural life.

Upon the expiration of the **Etetu Worku's** natural life, the ownership, possession, and use of the above described property shall revert to **Daniel Wosene Yefru, a single person, and Kidan Saba Yefru, a single person, as joint tenants with right of survivorship.**

Unimproved ( )
This is improved (X) property, known as: **7360 Campton Road, Nashville, Tennessee 37211**

Witness our hands this 23rd day of July 2024.

Etetu Worku, Executrix.

Etetu Worku
Executrix of the Estate of Wosene Yefru

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ETETU WORKU, EXECUTRIX** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of July, **2024.**

My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public