Name and Address of New Owner:
Ewnete R. Hailu, Sintayew A. Wendum and Kidist E. Reta
611 Bradburn Village Circle
Antioch, TN 37013

Send Tax Bills To:
Ewnete R. Hailu, Sintayew A. Wendum and Kidist E. Reta
611 Bradburn Village Circle
Antioch, TN 37013

Karen Johnson Davidson County
Batch # 1181798 DEEDQC
09/16/2024 10:18:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240916-0071190

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 164-06-0B 055.00

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, **Ewnete R. Hailu, a married man,** "the Grantors," convey and quitclaim unto **Ewnete R. Hailu and Sintayew A. Wendum, husband and wife and Kidist E. Reta, a married woman** described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 55 on the Plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment In Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" In the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ewnete R. Hailu, a married man by Warranty Deed from Joseph Drake Wood, a single man, dated September 7, 2022 and recorded on September 8, 2022 in Instrument No. 20220908-0100822 of record in the Register's Office for Davidson County, Tennessee.

Being also known as 611 Bradburn Village Circle, Antioch, TN 37013.

Property address being provided for informational purpose only.

Grantors 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 05 day of September, 2024.

Ewnette R. Hailu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared **Ewnette R. Hailu,** 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 5th day of September, 2024.

Notary Signature
My commission expires: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 September, 2024.

Notary Signature
My commission expires: 06-24-25

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER