Name and Address of New Owner:
Kidist E. Reta and Eyob B. Abebe
713 Candlecreek Way
Antioch, TN 37013

Send Tax Bills To:
Kidist E. Reta and Eyob B. Abebe
713 Candlecreek Way
Antioch, TN 37013

This Instrument Prepared By:

CLOSED Nashville
2260 Murfreesboro Pike
Nashville, TN 37217

Map & Parcel No: 175060A09200CO

Karen Johnson
Batch # 1181798
09/16/2024 10:18:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240916-0071191

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, **Kidist E. Reta, a single woman,** "the Grantors," convey and quitclaim unto **Kidist E. Reta and Eyob B. Abebe, wife and husband,** described real estate in Davidson County, Tennessee:

> Being all of Lot No. 146 on the Plan of Final Plat, Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", as shown by Plat and Survey of record in Instrument Number 20060824-0104545, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Kidist E. Reta, a single woman by Warranty Deed from Derek W. Travers and Miranda L. Travers, husband and wife, dated September 6, 2019 and recorded on September 9, 2019 in Instrument No. 20190909-0090990, of record in the Register's Office for Davidson County, Tennessee.
>
> Being also known as 713 Candlecreek Way, 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.

Kidist E. Reta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2024, before me personally appeared **Kidist E. Reta,** 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