This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1239564 DEEDQC
02/21/2025 11:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250221-0012954

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Yared Kumssa, unmarried** ("Grantor"), hereby remises, releases, conveys, and quit claims unto **Solomon Kumssa, Unmarried Man and Berhane Gashawe, Unmarried Woman, as joint tenants with right of survivorship** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Final Plat, Section Four, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development of record in Plat at Instrument No. 20061012-0126729, 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 Solomon Kumssa, unmarried and Yared Kumssa, unmarried, by virtue of that certain Warranty Deed dated December 18, 2023, and being of record at Instrument No. 20231211-0095356 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14th day of **February, 2025.**

Yared Kumssa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Yared Kumssa,** with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **February, 2025.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

JACQUELINE G BROWN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

JACQUELINE G BROWN STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 14th day of **February, 2025.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-3-25

PROPERTY ADDRESS: **3068 Bluffhollow Gap, Antioch, TN 37013**
TAX PARCEL NO.: **173080A13100CO**
PROPERTY OWNER: **Solomon Kumssa and Berhane Gashawe**
OWNER'S ADDRESS: **3068 Bluffhollow Gap, Antioch, TN 37013**
MAIL TAX BILLS TO: New owner at Property

Certificate of Authenticity

I, Holly A Mason, 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 2/14/25.

Affiant Signature

2/18/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature

(Notary Seal)

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28