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

Karen Johnson Davidson County
Batch# 1255752 DEEDQC
04/02/2025 11:58:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250402-0025075

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, **Tsega Tsahai** ("Grantor") hereby remises, releases, conveys, and quit claims unto **Surafel Negash,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600 and Certificate of Correction in Book 9092, Page 376 and Book 9108, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Surafel Negash and Tsega Tsahai, by virtue of that certain Warranty Deed dated October 17, 2023, and being of record at Instrument No. 20231020-0082386 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 24th day of **March, 2025.**

Tsega Tsahai

Tsega Tsahai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 24th day of **March, 2025.**

Cheryl M Rodgers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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

SUBSCRIBED AND SWORN before me this the 24th day of **March, 2025.**

Cheryl M Rodgers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PROPERTY ADDRESS: **5037 Sunset Way, Hermitage, TN 37076**
TAX PARCEL NO.: **086040B01800CO**
PROPERTY OWNER: **Surafel Negash**
OWNER'S ADDRESS: **5037 Sunset Way, Hermitage, TN 37076**
MAIL TAX BILLS TO: New Owner @ Property Address

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 ~~April~~ March 24, 2025.

Affiant Signature

4/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of April, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026