THIS INSTRUMENT PREPARED BY: EVANS & DAVIS, PLLC 211 N. BROADWAY EDMOND, OK 73034 (866) 708-2335	Karen Johnson Davidson County Batch# 1267664 DEEDQC 05/02/2025 11:36:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20250502-0034127

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Kebreab Ghebreselasie and Emnet Abraham, Trustees of the KEYS Living Trust dated March 11, 2025 301 Pinnacle Place, Nashville, TN 37221	Kebreab Ghebreselasie and Emnet Abraham, Trustees of the KEYS Living Trust dated March 11, 2025 301 Pinnacle Place, Nashville, TN 37221	104-11-0-303

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Kebreab Ghebreselasie and Emnet Abraham, husband and wife, do hereby quitclaim, transfer and convey unto "Kebreab Ghebreselasie and Emnet Abraham, Trustees of the KEYS Living Trust dated March 11, 2025, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Lot 131 and the westerly 10 feet of Lot 132, Bransford Realty Company's Subdivision of the Edgar Jones Place as recorded in Book 421, page 7, of the Davidson County Register's Office.

Said part of Lot 132 and all of Lot 131 adjoin and front 70 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back between lines 153.15 feet on the easterly line and 151.15 feet on the westerly, to an alley measuring 70 feet thereon.

Being all of the property conveyed to Kebreab Ghebreselasie and Emnet Abraham Abeba Michael, unmarried by Deed of record in Book 9362 page 525, Register's office for said County.

Being the same property conveyed , Kebreab Ghebreselasie and Emnet Abraham, from Abeba Michael, by Warranty Deed dated May 28, 1998, and instrument number, 1998.603.109600084 of the Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 2540 Blair Blvd, Nashville, TN 37212

Witness my hand this 9th day of April, 2025.

Kebreab Ghebreselasie, Grantor

Emnet Abraham, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF Davidson)

Personally appeared before me, Kayla S. Jones, Notary Public, Kebreab Ghebreselasie and Emnet Abraham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2025.

[Seal] KAYLA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 11/08/2028

I, or we, affirm the actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Emuta Abraham

Affiant

Subscribed and sworn to before me, this 9th day of April, 2025.

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kayla S. Jones, Notary Public

My commission expires: 11/08/2028

Tennessee Certification of Electronic Document

I, Lauren Thoman, 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 March 11, 2025 (date of document).

Affiant Signature

March 11, 2025

Date

State of OKLAHOMA

County of OKLAHOMA

Sworn to and subscribed before me this 11 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 06/06/26

NOTARY'S SEAL

BROOKE BAUMERT NOTARY PUBLIC # 14005114 EXP. 06/06/26 STATE OF OKLAHOMA