THIS INSTRUMENT PREPARED BY: EVANS & DAVIS, PLLC 211 N. BROADWAY EDMOND, OK 73034 (866) 708-2335	Karen Johnson Davidson County Batch# 1267667 DEEDQC 05/02/2025 11:38:30 AM 5 pgs Fees: $27.00 Taxes: $0.00 20250502-0034132

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	128 16 0B 013.00

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:

LAND in DAVIDSON County, Tennessee being Lot No. 13, on the Plan of P.U. D. Boundary and Final Subdivision of PHASE FIVE, SUMMIT OAKS, A PLANNED UNIT DEVELOPMENT AND RESUBDIVISION OF LOT 3 AND LOT 4, HICKORY HILLS VILLAGE PARK, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20040112-0004660, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING Part of the same property conveyed to FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF TRIANON DEVELOPMENTS LTD., A DELAWARE CORPORATION, AND OAKLAND INVESTMENTS LTD., A DELAWARE CORPORATION, Dated May 21, 2004, of record in Instrument No. 20040604-0066186, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Summit Oaks, of record in Instrument No. 20040116-006770, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Being the same property conveyed to Kebreab Ghebreselasie and Emnet Abraham, from French River Development Company, LLC, A Tennessee Limited Liability Company, by Warranty Deed dated October 22, 2024, and recorded as 20041022-0127588, 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: 301 Pinnacle Place Nashville, TN 37221

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 S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kayla S. Jones
, 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.

Emmet Abrahim / [signature]
Affiant

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

KAYLA S. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[signature], 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