Karen Johnson Davidson County
Batch# 1297591 DEEDQC
07/14/2025 02:57:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250714-0055389

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

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, **Lidya T. Wersom** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Tilahun Fekadu Yassin and Lidya T. Wersom,** (Grantee), husband and wife, all of her rights, title, and interests in the following described real property, to wit:

Parcel I – 1005 Shallowbrook Trl N, Antioch, TN 37013 - M&P 175 06 0A 062.00
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 116 ON THE PLAN OF FINAL PLAT, SECTION ONE, THE PRESERVE AT OLD HICKORY, "CLUSTER LOT SUBDIVISION" OF RECORD IN PLAT AT INSTRUMENT NO. 20060824-0104545, 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 Grantor by Deed dated of record at Instrument No 20210910-0121373 in said Register's Office, 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 11 day of **July, 2025.**

Lidya T. Wersom
Lidya T. Wersom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Lidya T. Wersom,** 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 11 day of **July, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

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

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 11 day of **July, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

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

PROPERTY OWNER: **Tilahun F. Yassin, et. ux.**
OWNER'S ADDRESS:
MAIL TAX BILLS TO: **owner at owners address**

1008 Austin Court
Nolensville, TN 37135

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 7/11/25.

Affiant Signature

7/11/25
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

Notary Seal

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25