**Prepared By:**

Daniel Adugna
2917 Chesney Ct
Hermitage, TN 37076

**After Recording Return To**:
2917 Chesney Court
Hermitage, Tennessee 37076

Karen Johnson
Batch # 1314101
08/25/2025 04 20 33 PM
Fees $42 00 Taxes $0 00
Davidson County
DEEDQC
8 pgs
20250825-0067999

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# QUITCLAIM DEED

On August 25, 2025 THE GRANTOR(S),

Legesse E Biru ("Grantor"), a single person, of 3149 East Lake Rd, Nashville, TN County, Tennessee 37214

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Noah A Daniel, ("Grantee") a single person, residing at 2917 Chesney Court, Hermitage, TN County, Tennessee 37076

Rebekah A Daniel and Daniel Adugna ('Grantee"), a married couple, residing at 2917 Chesney Court, Hermitage, TN County, Tennessee 37076

as tenancy by the entirety, the following described real estate, situated in an unincorporated area in the County of Davidson, State of Tennessee

The legal description is: See attached *Exhibit A*

Prior instrument reference: Book 20210601, ~~Page~~ 0072976.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 108080205.00

Mail Tax Statements To:
Noah A Daniel
2917 Chesney Court
Hermitage, Tennessee 37076

**[SIGNATURE PAGE FOLLOWS]**

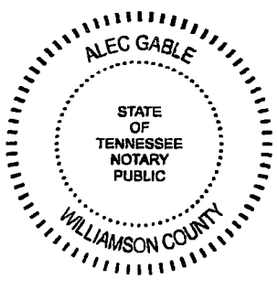
**Grantor Signatures:**

DATED: 08/25/2025

Legesse E Biru
3149 East Lake Rd
Nashville, Tennessee, 37214

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 25 day of Aug, 25, before me personally appeared Legesse E Biru, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.




Notary Public

Notary

Title (and Rank)

My commission expires 2-2-27

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

08/25/2025

Affiant

Affiant's Name: Legesse E Biru

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00, Affiant
Subscribed and sworn before me this the
25 Day of Aug., 2025.
J. Rivera, Deputy Register

# EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Karen Johnson Davidson County
Batch# 646805 DEEDWARR
06/01/2021 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $358.90
20210601-0072976

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

| Name and Address of New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Legesse E. Biru<br>3149 East Lake Rd<br>Nashville, TN 37214 | Legesse E. Biru<br>2706 Glenrose Ave<br>Nashville, TN 37210 | 108 08 0 205.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jabran Asad Baig and Adnan Asad Baig,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Legesse E. Biru, Unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 70 on the Plan of Zone Lot Division of Lots 22 thru 28 and 68 thru 73, East Lake Subdivision, of record in Book 5800, page 151, amending Book 5200, page 342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Asad UIlah, an unmarried man, by deed dated May 30, 1997, and recorded June 4, 1997, from Jeffrey D. Williams and wife, Kristan A. Williams, of record in Book 10479, page 954 and being further conveyed to Adnan Asad Baig and Jabran Asad Baig, by deed dated June 2, 2016 and recorded June 30, 2016 from Asad UIlah, of record in Instrument Number 20160630-0067195, Register's Office for Davidson County, Tennessee.

Property Address: 3149 East Lake Drive, Nashville, TN 37214.

This conveyance is subject to: (1) Real property taxes for 2021 and all subsequent years; (2) Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 5200, at Page 342 and as amended in Book 5800, page 151; & (3) All recorded restrictions, covenants, conditions, and easements not stated herein in Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2021.

(SEAL)
Jabran Asad Baig

(SEAL)
Adnan Asad Baig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2021, before me personally appeared Jabran Asad Baig and Adnan Asad Baig, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2021.

Notary Signature
My commission expires: 10/12/2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $97,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 27th day of May, 2021.

Notary Public
My commission expires: 07/03/2023
File No. 2021-436

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

**True Copy Certification**

I, Matthew Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

