This instrument prepared by: Walter N. Winchester, Esq.
WINCHESTER, SELLERS, FOSTER & STEELE, P.C.
100 Bluegrass Commons Blvd., Suite 160
Hendersonville, TN 37075
Phone: (865) 637-1980
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Karen Johnson Davidson County
Batch # 1323954 DEEDQC
09/18/2025 10:20:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250918-0074541

RESPONSIBLE TAXPAYER AND PROPERTY OWNERS:

Freweyni Sebehatu
1808 Mahala Drive
Hermitage, TN 37076

Parcel Nos. 133 15 0A 067.00 CO & 076050B00500CO

I hereby swear or affirm that the actual consideration for this transfer is: $0.00

Affiant

Sworn to and subscribed before me, this 17 day of _____, 2025.

Notary Public

My Commission Expires: 8-1-26

WALTER N. WINCHESTER STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

QUIT CLAIM DEED

THIS INDENTURE is made this the 17 day of September, 2025, by and between **Bethlehem Alemseged Aregai** (hereinafter the "Grantor"), **Freyweyni Nayizghi Sebehatu** (hereinafter the "Grantee").

W I T N E S S E T H:

THAT the said Grantor for and in consideration of good and valuable considerations to Grantor in hand paid by Grantees, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and quitclaimed and does hereby grant, bargain, sell, remise, release and quitclaim her interest unto the said Grantees, the following premises, to-wit:

Tract I: 133 15 0A 067.00 CO 320 Welch Road, Unit L-3, Nashville, TN 37211

Land in Davidson County, Tennessee, being Unit L-3 of Pagoda Condominium created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6111, Page 22, in the Register's Office for Davidson

County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 to said Master Deed. Reference is hereby made to Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete description of such unit.

BEING the same property conveyed to Bethlehem Alemseged Aregai by the Quitclaim Deed of record at Instrument No. 201712210130125 in the Register's Office for Davidson County, Tennessee.

Tract II: 076050B00500CO 1808 Mahala Drive, Hermitage, TN 37076

Land in Davidson County, Tennessee, being Lot No. 5 of the Plan of Chandler Reserve, Phase 1, as shown on the plat of record in Instrument No. 202312110095510 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Bethlehem Alemseged Aregai by the Special Warranty Deed of record at Instrument No. 202412040094021 in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this the day and year first above written.

GRANTOR:

Bethlehem Alemseged Aregai

STATE OF TENNESSEE §
§
COUNTY OF SUMNER §

Personally appeared before me, a duly commissioned Notary Public in and for the County and State aforesaid, Bethlehem Alemseged Aregai, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this the 17 day of September, 2025.

Notary Public

My Commission Expires: 8-1-26

WALTER N. WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY