Prepared by, and after recording return to:
Selamawit Demissie Thomas
3612 Bentfield Dr
Antioch, TN 37013
Send Tax Statements to:
Selamawit Demissie Thomas
3612 Bentfield Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1332252 DEEDQC
10/09/2025 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080707

--------Above This Line Reserved For Official Use Only----------

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Selamawit D. Thomas**, a single woman, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Selamawit Demissie Thomas**, Trustee and her successors in trust of the Selamawit Demissie Thomas Revocable Living Trust dated October 1, 2025, hereinafter "Grantees", their successors and assigns forever, all of Grantors' rights in the following lands and property, together with all improvements located thereon, lying in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 404 on the Plan of Village Three, Summerfield of record in Plat at Instrument No. 20001006-0099706, m the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Tax ID: 164-10-0A-189.00

Commonly Known As: 3612 BENTFIELD DR, ANTIOCH, TN 37013

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds of Davidson County, state of Tennessee: Instrument Number 202107010089586.

WITNESS Grantor(s) hand(s) this the 1 day of Oct, 2025.

Selamawit D. Thomas, Grantor
Selamawit D. Thomas, Grantor

DERRICK M. BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 1 day of Oct, 2025, before me personally appeared Selamawit D. Thomas, 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 (or person's) free act and deed.

Witness my hand, at office, this 1 day of Oct, 2025.

Notary's Signature

Seal

My commission expires: 1.24.2028

OATH OF CONSIDERATION

I/we hereby swear or affirm that the actual consideration for this transfer is $0. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.

This 1 day of Oct, 2025.

Selamawit D. Thomas,
Affiant

DERRICK M. BRADSHAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 1 day of Oct, 2025

Notary Public

My commission expires: 1.24.2028

Grantor(s) Name, Address, phone:
Selamawit D. Thomas
3612 Bentfield Dr
Antioch, TN 37013

Grantee(s) Name, Address, phone:
Selamawit Demissie Thomas
3612 Bentfield Dr
Antioch, TN 37013

Certificate of Authenticity

I, Selamawit D. Thomas, 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 10-1-2025.

Selamawit D. Thomas
Affiant Signature

10/1/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of Oct, 2025.

Notary's Signature

My Commission Expires: 1-24-2028

Notary's Seal (if on paper)

