Karen Johnson Davidson County
Batch# 1351889 DEEDQC
12/01/2025 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251201-0095081

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, ("Grantor"), **Hiwot Abebe, married** , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Hiwot Abebe and Eyob Mulugeta Adunya, married** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Final Plat of THE Grove at Cane Ridge, Phase Three, as shown by plat of record in Instrument No. 20131016-0108127, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

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.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20211028-0144910** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 21 day of **November, 2025.**

Hiwot Abebe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Hiwot Abebe , 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 21 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 21 day of **November, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.5.2028

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

PROPERTY ADDRESS: **6228 Suzy Dr.**
Antioch, TN 37013

TAX PARCEL NO.:

PROPERTY OWNER: **Eyob Mulugeta Adunya**
OWNER'S ADDRESS: 6228 Suzy Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: New Owners
Property Address

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 11/21/25.

Affiant Signature

11/25/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of Nov., 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

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