Karen Johnson Davidson County
Batch# 1382614 DEEDQC
02/18/2026 03:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012983

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/24/28
(AFFIX SEAL)

TONIA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Terri C. Harris, Esq.

04-NSH26-10820

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melkamu Wondemu Kitle, a single man Beza Wondimu Kitle, a single woman and Yonatan Melkamu Wondimu, a single man 2612 Oak Forest Drive Antioch, TN 37013	New Owner	149-06-0-062-00

QUITCLAIM DEED

THIS INDENTURE made between, **Melkamu Kitle, a single man**, hereinafter "First Party", and **Melkamu Wondemu Kitle, a single man Beza Wondimu Kitle, a single woman and Yonatan Melkamu Wondimu, a single man, as tenants-in-common with full rights of survivorship**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the plan of Pebble Trail Section 1, as shown by plat of record in Plat Book 6900, Page 990, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melkamu Kitle, unmarried by Warranty Deed from Quintin E. Varnedoe and Pamela L. Varnedoe, husband and wife of record as Instrument No. 20240730-0057691, in the Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on July 30, 2024.

Being the same property conveyed to Quintin E. Varnedoe and Pamela L. Varnedoe, husband and wife by Warranty Deed from Carlos Reyes of record as Instrument No. 20130805-0081901, in the Register's Office for Davidson County, Tennessee, dated July 30, 2013 and recorded on August 05, 2013.

Parcel No. 149-06-0-062-00

Being also known as 5033 Countryside Drive, Antioch, TN 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5033 Countryside Drive , Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 16th day of February, 2026.

Melkamu Kitle

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melkamu Kitle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 16th day of February, 2026.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathy Williams-Weathe *(custodian's name)*, 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 February 16, 2026 *(date of document)*.

Custodian's Signature — 2/16/26 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 16th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

202602180012983