Karen Johnson Davidson County
Batch# 1399056 DEEDQC
03/30/2026 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260330-0025131

INSTRUMENT PREPARED BY
& RETURN TO:
Travis D. Henry, Esq.
Burns, Henry & Kirksey, P.C.
175 Spring Street, NW
P.O. Box 236
Cleveland, Tennessee 37364-0236
55052-TN

(ABOVE SPACE FOR RECORDER'S USE)

PROPERTY ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NO.
5613 Dory Dr. Antioch, TN 37013	Selam Nigusie Haile 5613 Dory Dr. Antioch, TN 37013	151-09-0B-044-00

QUITCLAIM DEED

FOR ONE DOLLAR ($1.00) and other valuable consideration paid to me I, **Bemenet M. Mengsha, unmarried** (hereinafter referred to as "Grantor"), do hereby grant, transfer, convey and forever quitclaim unto **Selam Nigusie Haile, unmarried** (hereinafter referred to as "Grantee"), and her heirs and assigns, all of the right, title, interest, and claim of the Grantor in the certain tract or parcel of real property (the "Property") located in Davidson County, Tennessee, to wit:

Lot Forty-Two (42), on the plat of Final Plat of Phase 1-B, Lakeside Cove at Percy Priest, and as recorded in Instrument No. 20050110-0003257, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

PRIOR TITLE SOURCE: Being the same property conveyed to Selam N. Haile, an unmarried woman and Bemenet M. Mengsha, an unmarried woman by Deed dated August 23, 2022 from Joseph D. Broussard and wife, Carolyn S. Broussard, recorded in Instrument Number 20220825-0096039, in the Register's Office of Davidson County, Tennessee.

Subject to any and all governmental zoning and/ or subdivision ordinances and regulations in effect thereon.
Subject to all matters as set out on recorded plat as Instrument No. 20050110-0003257, in the Register's Office of Davidson County, Tennessee.
Subject to restrictions recorded in Instrument No. 20041105-0133677, Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to the Easement for Sanitary Sewer and Storm Drainage recorded in Instrument No. 20020212-0018699, in the Register's Office of Davidson County, Tennessee.
Subject to a Transmission line easement as recorded in Book 2336, page 614, RODCT.

Subject to TVA easement as recorded in Book 4428, page 571, RODCT.
Subject to Davidson County Health Department Regulations and/ or Requirements.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been performed, and the firm Burns, Henry & Kirksey, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN TESTIMONY WHEREOF, witness the signature of the Grantor this 30 day of March 2026.

Bemenet M. Mengsha

STATE OF: TENNESSEE
COUNTY OF: Davidson

On this 30th day of March 2026, before me personally appeared Bemenet M. Mengsha, unmarried, to me known to be the person(s) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC
My Commission Expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

STATE OF: TENNESSEE
COUNTY OF: Bradley

I hereby swear and affirm that $0.00 is the greater of the actual consideration or value as of the date of transfer of the property above described.

AFFIANT

SWORN to me this 30th day of March 2026.

NOTARY PUBLIC
My Commission Expires: 7-18-28

RYAN DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

TRUE COPY CERTIFICATION

I, Ryan Douglas, 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 March 30th, 2026 (date of document).

Ryan Douglas

AFFIANT SIGNATURE

Date: 3-30-26

STATE OF TN
COUNTY OF BRADLEY

Sworn to and subscribed before me this 30th day of March, 2026.

Christina Malone

NOTARY PUBLIC

My commission expires: 11/16/27

CHRISTINA MALONE
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

Simplifile Certification-2021