Karen Johnson Davidson County
Batch# 1413078 DEEDQC
04/29/2026 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260429-0037783

Name and Address of New Owner:
Beserat Negash and Yohannes Assefa
1735 Dr. DB Todd Jr. Blvd
Nashville, TN 37208

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 081 11 0 083.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Beserat Negash ,** "the Grantor," convey and quitclaim unto **Beserat Negash and Yohannes Assefa,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the northerly part of the easterly part of Lot No. 261 and the southerly part of the easterly part of Lot No. 262 on the Plan of Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for Davidson County, Tennessee, and being part of Lot Nos. 2 and 3 on the Plan of Cato's Subdivision of part of Lot Nos. 260-264 of J. M. Harding's Addition, as of record in Plat Book 547, page 17, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning on the westerly margin of Dr. D. B. Todd Boulevard, f/k/a 18th Avenue North, 13 feet south of the corner of Lot Nos. 261 and 262; thence with the margin of said Boulevard, northerly 38.6 feet, more or less, to a point which is 25 feet south of the corner of Lot Nos. 262 and 263; thence westerly 135 feet, more or less, to a point which is 22.4 feet south of the line between Lot Nos. 262 and 263; thence southerly 38.8 feet, more or less, to a point; thence easterly 140.7 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Beserat Negash by Warranty Deed from R&R Lewis Living Pro, LLC, a Tennessee limited liability company, dated November 19, 2025, of record in Instrument No. 20251125-0094098, Register's Office for Davidson County, Tennessee.

This is improved 1735 Dr DB Todd Jr. Boulevard, Nashville, TN 37208

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of April, 2026.

Beserat Negash (SEAL)
Beserat Negash

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of April, 2026, before me personally appeared **Beserat Negash**, 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's (or persons') free act and deed.

Witness my hand, at office, this 28 day of April, 2026.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 11.5.29

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28 day of April, 2026.

Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 4.28.26 (date of document).

Connie Taylor
Affiant Signature

4.28.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11.5.29

NOTARY'S SEAL

