This Instrument Prepared By and

When Recorded Please Return to:

Karen Johnson Davidson County
Batch # 1417868 DEEDQC
05/08/2026 10:12:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260508-0041505

Getachew Tariku

915 Beaver Creek Way

Antioch, TN 37013

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Getachew Tariku and Hiwot Adale 915 Beaver Creek Way Antioch, TN 37013	NEW OWNER	175 02 0B 067.00

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, Getachew Tariku, a married man, hereinafter called "the Grantor," conveys and quitclaims unto Getachew Tariku and Hiwot Adale, husband and wife, hereinafter called "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 901, as shown on Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070920-0112646 and amended in Instrument Nos. 20071213-0143334; 20080317-0206333; 20080710-0071087; 20101202-0112832; 20130322-0028759; 20140207-0011094, as shown on Exhibit B to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Sections Two and Three, filed of record in

Instrument No. 20081117-0113467 and Fines recorded in Instrument No. 20201103-0128180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed to Getachew Tariku and recorded on January 9, 2025, in Instrument No. 20250109-0001892, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

Quitclaim Deed

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 7th day of May, 2026.

Getachew Tariku (SEAL)

BEHABTU WOLDESENBET
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, Getachew Tariku, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of May, 2026.

Notary Public

My commission expires: 09/07/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

TENNESSEE NOTARY PUBLIC My Comm Exp. 09/07/2026 BEHABTU WONDESENBET COUNTY OF DAVIDSON

Notary Public

My commission expires: 09/07/2026

Quitclaim Deed