Karen Johnson Davidson County
Batch# 1420020 DEEDQC
05/13/2026 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260513-0043269

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this **13th day of May, 2026,** by and between **MESFIN JANKA, also known as MESFIN EJERSSA JANKA and AZEGENECH TESFAYESUS, husband and wife,** parties of the first part; and **MESFIN JANKA and AZEGENECH TESFAYESUS, as Trustees under the MESFIN JANKA FAMILY TRUST, Dated May 13, 2026**, party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration not mentioned herein, the receipt of which is hereby acknowledged by the parties of the first part, the parties of the first part do hereby release, abandon and quitclaim unto the party of the second part, its successors and assigns, forever, all right, title and interest, which the parties of the first part may have in and to the following described property situate, lying and being in **Davidson County, Tennessee**, to-wit:

PARCEL NO. 1:

Situated in Davidson County, Tennessee, being Lot No. 230 on the Plan of Forest View Park, Section VIII, Phase I, of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

AND BEING the same property conveyed to MESFIN JANKA, also known as MESFIN EJERSSA JANKA and AZEGENECH TESFAYESUS, married, by Deed dated August 24, 2018 of record as Instrument #20180828-0085064 in the Office of the Register of Deeds for Davidson County, Tennessee, to all of which reference is hereby expressly made.

3520 Calais Circle, Antioch, TN
Map-Parcel Number: 150-09-0A-076.00

PARCEL NO. 2:

Land in Davidson County, Tennessee, being all of Lot No. 264, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Prepared by and Return to:
James W. Holmes
HOLMES & STICE PLC
2404 N. John B. Dennis Hwy., Suite 100
Kingsport, TN 37660

AND BEING the same property conveyed to MESFIN JANKA, also known as MESFIN EJERSSA JANKA and AZEGENECH TESFAYESUS, husband and wife, by Deed dated September 30, 2020 of record as Instrument #20201006-0115741 in the Office of the Register of Deeds for Davidson County, Tennessee, to all of which reference is hereby expressly made.

4061 Pineorchard Place, Antioch, TN
Map-Parcel Number: 164-10-0A-105.00

Per Tennessee Code Annotated §66-24-121, the foregoing description is based upon prior deed of record.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

The parties of the first part acknowledge that any parties dealing with the party of the second part are not required to look to either Trustee's authority as Trustee to sell, mortgage or otherwise manage the real property described in this QuitClaim Deed, and any third party may rely solely on the authority of the party of the second part, either may act individually, to act as Trustee with respect to said real property.

WITNESS the signatures of the parties of the first part this the day and year first above written.

MESFIN JANKA

MESFIN EJERSSA JANKA

AZEGENECH TESFAYESUS

STATE OF TENNESSEE
COUNTY OF SULLIVAN

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **MESFIN JANKA, also known as MESFIN EJERSSA JANKA,** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th **day of May, 2026.**

JAMES W. HOLMES STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

NOTARY PUBLIC

My Commission Expires: 7-24-27

STATE OF TENNESSEE
COUNTY OF SULLIVAN

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **AZEGENECH TESFAYESUS,** the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th **day of May, 2026.**

JAMES W. HOLMES STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

NOTARY PUBLIC

My Commission Expires: 7-24-27

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PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED 67-4-409(a)(1)(C)(vi), THIS DEED CONVEYING PROPERTY TO A REVOCABLE TRUST IS NOT SUBJECT TO TRANSFER TAX AND NO OATH OF VALUE IS THEREFORE REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED 67-4-409(a)(1)(E).

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NAME & ADDRESS OF OWNER/TAXPAYER:

MESFIN JANKA and AZEGENECH TESFAYESUS, Trustees
2459 Wildwood Drive
Kingsport, TN 37660

Certificate of Authenticity

I, *JAMES W. HOLMES*, 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 **May 13, 2026**.

JAMES W. HOLMES

Date: 5.13.26

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to subscribed before me this **13th day of May, 2026.**

JAMIE M. FALIN
STATE OF TENNESSEE NOTARY PUBLIC
HAWKINS COUNTY

NOTARY PUBLIC

My Commission Expires: 7.30.26