Prepared By:
Sisay Dula
3309 Streamridge Ctw
Antioch TN, 37013

After Recording Return To:
4153 Chambord Dr
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1433577 DEEDQC
06/16/2026 09:19:31 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260616-0054242

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 12, 2026 THE GRANTOR(S),

Sisay Dula ("Grantor"), a married person, of 4153 Chambord DR, Antioch, Davidson County, Tennessee 37013

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Living Trust of Sisay Dula dated June 12, 2026, ("Grantee") Sisay Dula, Trustee, residing at 4153 Chambord Dr, Antioch, Davidson County, Tennessee 37013

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

The legal description is:

Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of Final Plat Village Eight Summerfield Subdivision of record in Plat at Instrument No. 20051025-0128762, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita Lester Trustee by Quitclaim Deed from Mikel N. Khela a/k/a Michael N. Khela of record in Instrument No. 20120222-0015106, Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on February 22, 2012,

and within the same deed the said Anita Lester, Trustee conveyed her interest in the subject property to Michael N. Khela.

Prior instrument reference: Book N/A, Page N/A.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This transfer is from the Grantor, Sisay Dula, to the Grantor's revocable living trust. No beneficial ownership is changing, and no consideration is being paid. The transfer is solely for estate planning purposes.

Tax Parcel Number: 164-10-0A-316.00-C0

Mail Tax Statements To:
Trustee of the Living Trust of Sisay Dula dated June 12, 2026
4153 Chambord Dr
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 06/12/2026

Sisay Dula
4153 Chambord DR
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 12th day of June, 2026 before me personally appeared Sisay Dula, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Notary Public

Notary Public
Title (and Rank)

My commission expires My Commission Expires 09/07/2026

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Affiant's Name: Sisay Dula

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Sisay Dula Affiant
Subscribed and sworn before me this the
16 Day of June, 2026.
J. Rivera, Deputy Register

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/16 11:31 3 pgs
Fees:18.00 Taxes:854.70
20160817-0085851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC. 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2278N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sisay Dula	SAME	164-10-0A-316.00-CO
3309 Streamridge Court West		
Antioch, TN 37013-1188		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL N. KHELA AND VIOLA KHALIL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SISAY DULA, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, 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. 370 on the Plan of Final Plat Village Eight Summerfield Subdivision of record in Plat at Instrument No. 20051025-0128762, 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 to Anita Lester Trustee by Quitclaim Deed from Maikel N. Khela n/k/a Michael N. Khela of record in Instrument No. 20120222-0015106, Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on February 22, 2012 and within the same deed the said Anita Lester, Trustee conveyed her interest in the subject property to Michael N. Khela.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20051025-0128762, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and amended in Book 11669, Page 376 and at Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168; supplements at Instrument Nos. 20030527-0071167, 20051103-0133359, 20051103-0133360, 20060724-0089079, 20060724-0089080 and 20060724-0089081, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 1141, Page 327, in the aforesaid Register's Office.

Stormwater Detention Agreement of record at Instrument Nos. 20050208-0014855 and 20050329-0033458, in the aforesaid Register's Office.

By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 662 and amended at Instrument No. 20010504-0046261, in the aforesaid Register's Office.

Restrictive Covenants of record in Book 11588, Page 484 and amended in Book 11669, Page 376 and at Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168; supplements at Instrument Nos. 20030527-0071167, 20051103-0133359, 20051103-0133360, 20060724-0089079, 20060724-0089080 and 20060724-0089081, in the aforesaid Register's Office.

Charter of Summerfield Homeowners' Association, Inc. of record in Book 11648, Page 660 and amended at Instrument No. 20010326-0028531, in the aforesaid Register's Office.

Assessments levied by Summerfield Homeowners Association, Inc.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3309 Streamridge Court West, Antioch, TN 37013-1188

2278N

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 16th day of August, 2016.

Michael N. Khela by J. Attorney in Fact

Michael N. Khela

By: J. Carlton Drumwright

Viola Khalil by J. Attorney in Fact

Viola Khalil

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Michael N. Khela and Viola Khalil for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Michael N. Khela and Viola Khalil.

Witness my hand and official seal, this 16th day of August, 2016.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2278N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY