AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 592208977-91654980

This document prepared by:
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Karen Johnson Davidson County
Batch# 1435935 DEEDQC
06/18/2026 03:43:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260618-0055572

Tax ID No.: 102-11-0-059.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 15 day of June, 2026, by and between **Mulughieta Tseggai, a/k/a Mulughieta Tseggai Teclemariam, a married person, who took title as a single person,** residing at 27 Wentworth Lane, Novato, CA 94949, hereinafter referred to as Grantor(s) and **Mulughieta Tseggai and Ghenet T. Tekie, as Trustee(s) of the Mulughieta Tseggai and Ghenet T. Tekie Living Trust, dated** 08/15/2026 **, and any amendments thereto,** residing at 862 Brook Hollow Road, Nashville, TN 37205, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 862 Brook Hollow Road, Nashville, TN 37205

Being the same property conveyed to the Grantor(s) in a Deed recorded on 04/07/1997 under Book 10408, Page 800 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mulughieta Tseggai

Mulughieta Tseggai, a/k/a Mulughieta Tseggai Teclemariam

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mulughieta Tseggai, a/k/a Mulughieta Tseggai Teclemariam,** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this _____ day of _____, 20_____.

_____
Notary Public

My Commission expires: _____

"See Attached".

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

On JUN 15 2026 before me, S. H. YOON, Notary Public
(insert name and title of the officer)

personally appeared Mulughieta Tseggai (aka. Mulughieta Tseggai Teclemariam)
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

S. H. YOON
Comm. #2428310-Mfr. #NNA1
NOTARY PUBLIC
CALIFORNIA
San Francisco County
My Comm. Exp. Nov 25, 2026

VALUATION AFFIDAVIT

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

Affiant

Print Name: MULUGHIETA TSEGGAI, AKA MULUGHIETA TSEGGAI TECLEMARIAM

STATE OF _____
COUNTY OF _____

Subscribed and sworn to before me this ____ day of _____, 20____.

_____
Notary Public
My Commission Expires:_____

Name and address for person(s) responsible for taxes:

Mulughieta Tseggai and Ghenet T. Tekie, Trustee
862 Brook Hollow Road
Nashville, TN 37205

"See Attached"

Name and address of property owner:

Mulughieta Tseggai and Ghenet T. Tekie, Trustee
862 Brook Hollow Road
Nashville, TN 37205

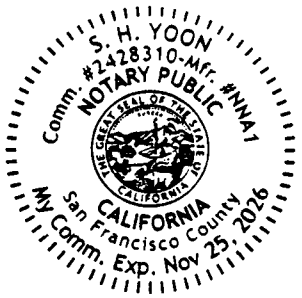
CALIFORNIA JURAT

A notary public completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Marin

Subscribed and sworn to (or affirmed) before me on this 15th day of June 2026, by Mulughieta Tseggi (aka. Mulughieta Tseggi Teclemariam, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature of Notary S. Yoon.

Print Name of Notary S. H. Yoon.

(Seal)

OPTIONAL INFORMATION (Not required but may help prevent fraud):

Document Title or Type: Valuation Affidavit

Number of Pages: 1 Date of Document: 06/05/2026.

Signer(s) Other Than Named Above: N/A.

Capacity Claimed by Signer (Optional):

☒ Individual

☐ Attorney-in-Fact

☐ Corporate Officer (Title: _____)

☐ Trustee

☐ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Map of Horton Heights, Section VI, as of record in book 2133, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot fronts 86 feet on the easterly side of Brook Hollow Road and runs back between lines 368 feet on the southerly line and 299.5 feet on the northerly line, to a dead line, measuring 117.2 feet thereon.

APN: 102-11-0-059.00

Property commonly known as: 862 Brook Hollow Road, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 6/15/2026. [date of document]

Affiant Signature

6/18/2026

Date

State of New York

County of Erie

Sworn to and subscribed before me this 18TH day of JUNE , 2026

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2029

Notary's Signature

NOTARY'S SEAL