Karen Johnson Davidson County
Batch# 1450457 DEEDQC
07/22/2026 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260722-0066344

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/7/2027

(AFFIX SEAL)

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 26-0315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tinbit Kidanemariam and Yishak Berhe Kidanemariam	New Owner	Map: 059-14-0-107.00
(NAME) 762 Moormans Arm Rd	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TINBIT KIDANEMARIAM A/K/A TINBIT KIDANENRIAM, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

TINBIT KIDANEMARIAM, UNMARRIED AND YISHAK BERHE KIDANEMARIAM, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and more particularly described as follows:

Beginning at a point in the northwesterly margin of Moorman's Arm Road at the corner of Lots 13 and 14; thence with the line between said lots northwesterly 100 feet to a point, being the corner of Lot No. 12; thence with a line between Lots 12 and 13, northeasterly 100 feet to a point in the westerly margin Boatner Drive; thence with the margin of Boatner Drive, southerly 75 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.27 feet to a point in the northwesterly margin of Moorman's Arm Road; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Tinbit Kidanenriam, by deed from Michael Weldegergish, of record in Instrument No. 20240625-0047366, dated June 19, 2024, Register's Office for said County. Tinbit Kidanemariam and Tinbit Kidanenriam, being one and the same.

This is improved property, known as 762 Moormans Arm Rd, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 21 day of July, 2026.

Tinbit Kidanemariam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 21 day of July, 2026.

My Commission Expires: 7/7/27

Notary Public

ANITA LESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certification of Recorded Documents

I, Karen Suggs, 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 July 21, 2026.

(AFFIANT) – Karen Suggs

07/21/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 21st day of July, 2026.

My commission expires: 7/7/27

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public