Prepared By:

Ejigayehu Mandefro Gonite
5105 Highlander Dr
Antioch, Tennessee 37013

After Recording Return To:
5105 Highlander Dr
Antioch, Tennessee, 37013

Karen Johnson Davidson County
Batch # 1455972 DEEDQC
08/05/2026 02:48:35 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20260805-0072202

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 02, 2026 THE GRANTOR(S),

Ejigayehu Mandefro Gonite ("Grantor"), a single person, of 5105 Highlander 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 EJIGAYEHU MANDEFRO GONITE Dated July 02, 2026, ("Grantee") Ejigayehu Mandefro Gonite, Trustee, residing at 5105 Highlander 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: See attached *Exhibit A*

Prior instrument reference: Book 20260805-0072201, Page _____.

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 to the grantor's revocable living trust. No consideration is being paid, and beneficial ownership of the property remain unchanged.

Tax Parcel Number: 16302002100

Mail Tax Statements To:

Ejigayehu Mandefro Gonite, Trustee

5105 Highlander Dr

Antioch, Tennessee 37013

Grantor Signatures:

Ejigayehu M

DATED: 07-02-2026

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

Ejigayehu Mandefro Gonite

5105 Highlander Dr

Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON,

On this 2nd day of July 2026, before me personally appeared Ejigayehu Mandefro Gonite, 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.

Behabtu Woldesenbet

Notary Public

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

Tenessee 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.

Ejigayehu M

Affiant

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

Affiant's Name: Ejigayehu Gonite

Subscribe and sworn before me, this 2nd day of July ,2026

Behabtu Woldesenbet

Notary Public

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

SPECIAL WARRANTY DEED

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 2009

Jean K Peterson
Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Temesgen B Muyaserahu and Ejigayehu Mandefro	Same as new Owner	163-02-0 021.00
(NAME)	(NAME)	
5105 Highlander Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Temesgen B Muyaserahu, husband and wife and Ejigayehu Mandefro, _____

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 72 on the Plan of Hickory Highland Place, Phase Three of record in Plat Book 9700, Page 798, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dustin Ellis unmarried by Warranty Deed from Rachel Blackburn, an unmarried person, dated September 27, 2004 and recorded on October 19, 2004 in Instrument No. 20041019-0125717, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 12, 2009 and recorded on August 17, 2009 in Instrument No. 20090817-0076797, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5105 Highlander Drive Antioch 37013
(House Number, (Street) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the said Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 has executed this deed this 10th day of November, 2009

Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2 by Residential Funding Company, LLC, Attorney in Fact

By DENISE BAILEY
Assistant Secretary

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DENISE BAILEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Residential Funding Company, LLC, the Attorney in Fact of said Bank of America, National Association as successor by merger to LaSalle Bank N.A. Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-SP2, the within named bargainor, and that he/she as such Asst Sec., being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20091201-0109726 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of November, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My commission expires:

Notary Public

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10575