Karen Johnson Davidson County
Batch # 1478328 DEEDQC
09/28/2026 01:27:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260928-0089625

STATE OF Virginia)
COUNTY OF _____)

The actual consideration for this transfer is $0.

Jason De Le Vega
Passport Agent
Affiant

Subscribed and sworn to before me on this 15th day of September, 2026.

15 SEP 2026

Notary Public U.S. Embassy Addis Ababa

My Commission Expires:

My Commission is Valid Indefinitely

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Parcel ID:
Hirut Belayneh Girma 12705 Harborview Ct. Woodbridge, VA 22192.	Same as current	150 05 0 170.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Shitaye Demisse Achameleh, hereinafter called the Grantor(s), by these presents does remise, release, and quitclaim unto Hirut Belayneh Girma hereinafter called the Grantee(s), her heirs, successors, and assigns, all Grantor'(s) interest in certain parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 764 on the Plan of Edge-O-Lakes Estates, Section 17, as of record in Book 4460, page 44, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deneke A. Mern, unmarried from Kenneth L. Wood, unmarried of record in Document # 20050823-0100464, Davidson County Register of Deeds. Deneke A. Mern changed his name to Samuel Mamo Desta, of record in Document # 20130418-0038754, Davidson County Register of Deeds.
Source of Title: Instrument No. 20260928-0089624
This is improved property, known as 2903 Edge Moor Drive, Nashville, TN 37217

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on the date below.

Shitaye Demisse Achameleh — 09/15/2026
Date

ETHIOPIA ADMINISTRATION OF ADDIS ABABA EMBASSY OF THE UNITED STATES OF AMERICA

COUNTRY OF ETHIOPIA)
CITY OF ADDIS ABABA) SS
UNITED STATES EMBASSY)

Personally appeared before me, the undersigned, a Notary Public for U.S. Embassy-Addis Ababa, ETH, Shitaye Demisse Achameleh, with whom I am personally acquainted, or who presented sufficient proof of identity, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand, at U.S. Embassy Addis Ababa (city/state/country) this 15th day of September, 2026.

Jason De Le Vega
Passport Agent
15 SEP 2026
U.S. Embassy Addis Ababa

Notary Public

My Commission is Valid Indefinitely

My Commission Expires: _____

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn before me this 24 of September, 2026

Notary Public

My commission expires: 3/6/29

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY