Davidson County DEEDWARR
Recvd: 01/24/17 14:12 2 pgs
Fees:13.00 Taxes:952.75
20170124-0007734

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of January, 2017, by and between Muhamad Alotoom, married, party of the first part, and Yohannes Lemma and Hana Yidenekal, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 251 on the Plan of Oak Highlands, Phase Three, 1st Revision, a Planned Unit Development, of record in Instrument #20020122-0008284, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular complete and accurate legal description of said lot.

Being all or part of the same property conveyed to Muhammad Alotoom by virtue of that certain Special Warranty Deed dated July 21, 2010, and being of record at Instrument No. 20100806-0062085 in the Register's Office of Davidson County, Tennessee.

Rana A Kakani , wife of Muhamad Alotoom, joins in signing this Warranty Deed with the intent to convey any and all marital interest she may have in the listed property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, Subject to any and all Restrictions of Record for said property with the Davidson County Register's of Deeds Office, and Easement of record at Instrument Number 20001002-0097139 ; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Muhamad Alotoom

Rana A Kakani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Muhamad Alotoom and Rana A Kakani , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of January, 2017.

Notary Public Expires 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-1018

Property Owner & Address: Yohannes Lemma

5412 Oak Chase Drive
Antioch, TN 37013

Tax Parcel No 173040A30700CO

Property Address: 5412 Oak Chase Dr.
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20161241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $257,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Y Lemma
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of January, 2017.

Ashlee Page
Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019