Bill Garrett Davidson County
Batch# 75635 DEEDWARR
04/02/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180402-0030710

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of March, 2018, by and between Yafet Quashie and Zebib A Tesfaye, Husband and Wife, party of the first part, and Meron George, unmarried, and Elsa Terefe, married woman, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 500, AS SHOWN ON THE MAP ENTITLED OCTOBER WOODS, PHASE 4, SECTION 7B, A PLANNED UNIT DEVELOPMENT, OF RECORD AS INSTRUMENT NO. 20000907-0088378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

FOR INFORMATION PURPOSES ONLY: 5908 Banning Circle, Antioch, TN 37013

Being all or part of the same property conveyed to Zebib A. Tesfaye and Yafet Quashie by virtue of that certain Quit Claim Deed dated December 15, 2016, and being of record at Instrument No. 20161222-0135004 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Zebib A. Tesfaye, Yafet Quashie and Alemayeu T. Tesfaye by virtue of Warranty Deed dated September 24, 2009 at Instrument No. 20090928-0090010 in the amount of $228,000.00 in the said Register's Office.

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 we do covenant with the said GRANTEE(S) that we are 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 2018 Davidson County real property taxes, being a lien not yet due and payable; and we do further covenant and bind ourselves, our 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.

Yafet Quashie

Zebib A Tesfaye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 30th day of March, 2018.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Meron George Elsa Terefe and Michael George Dernigogosian 5908 Banning Circle Antioch, TN 37013
Tax Parcel No	183050A31200CO
Property Address:	5908 Banning Circle Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20180312

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 $320,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of March, 2018.

Notary Public
My Commission Expires: 9/10/18

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 D 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 CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019