WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162173 DEEDWARR
11/19/2018 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20181119-0113489

File No. TE0004655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yohannes F. Feleke	Yohannes F. Feleke	163-11-0-001.00
(NAME)	(NAME)	
2965 BABY RUTH LANE	2965 Baby Ruth Ln.	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN, 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kassandra L. Dare now known as Kassandra Therkildsen, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yohannes F. Feleke, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 1, SECTION ONE, BABY RUTH LANE ESTATES, as shown on plat of record in Plat Book 9700, Page 611, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kassandra L. Dare, unmarried, by Warranty Deed from Kassandra L. Dare, Unmarried, of record in Instrument No. 20160411-0034522, in the Register's Office of Davidson County, Tennessee, dated April 07, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Kassandra L. Dare, unmarried, by Quit Claim Deed from Kristopher Beau Tackett and Deana Johnson (formerly known as Deana Tackett, of record in Instrument No. 20180621-0059767, in the Register's Office of Davidson County, Tennessee, dated June 11, 2018 and recorded on June 21, 2018.

Kyle Therkildsen, spouse of Kassandra Therkildsen, is exectuting this deed for purposes of relinquishing any marital rights to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2965 BABY RUTH LANE, ANTIOCH, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 14th day of November, 2018.

Kassandra Therkildsen

Kyle Therkildsen by Kassandra Therkildsen a attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand this 14th day of November, 2018.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kassandra Therkildsen, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Kyle Therkildsen, and who acknowledged that she executed the same as the free act and deed of the said Kyle Therkildsen, by virtue of a Power of Attorney, duly executed and appearing of record in Book ____201811190113488_, said Register's Office.

Witness my hand and official seal this 14th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: _____

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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