Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
ROMAN GHEBREWOLD
1022 TODD PREIS DR
NASHVILLE, TN 37221-2478

Send Tax Bills To:
ROMAN GHEBREWOLD
1022 TODD PREIS DR
NASHVILLE, TN 37221-2478

Karen Johnson Davidson County
Batch# 204319 DEEDWARR
03/11/2019 10:40:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20190311-0021867

WARRANTY DEED

PARCEL NUMBER: 142050C04000CO

THIS INDENTURE, made this 30 day of January, 2019, by and between **ROMAN GHEBREWOLD, A MARRIED WOMAN, HERE JOINED BY HER SPOUSE KIDANE WOLDEYESUS GHEBRETATIOS,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **ROMAN GHEBREWOLD, A MARRIED WOMAN AND ABESARY K. WOLDEYESUS, A SINGLE MAN AS JOINT TENANTS** *
, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):
* whose address is 1022 Todd Preis Dr, Nashville, TN 37221
WITNESSETH: For and in consideration of Ten Dollars ($ 10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

ROMAN GHEBREWOLD

ABESARY K. WOLDEYESUS

KIDANE WOLDEYESUS GHEBRETATIOS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **ROMAN GHEBREWOLD, ~~ABESARY K. WOLDEYESUS~~, AND KIDANE WOLDEYESUS GHEBRETATIOS** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30 day of January, 2019.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30 day of January, 2019.

My Commission Expires: 09/07/2020

Ella K Butler
Notary Public

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF MASSACHUSETTS]

COUNTY OF SUFFOLK

On 1 FEBRUARY 2019, before me, GARY A. SUND (here insert name of notary),

personally appeared ABY GARY K. WOLDEYESUS (name(s) of Signer(s)),

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____ (SEAL)

GARY A. SUND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 11, 2024

This area for Official Notarial Seal

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- [X] INDIVIDUAL
- [ ] CORPORATE OFFICER

TITLE(S)

- [ ] PARTNER(S) [ ] LIMITED [ ] GENERAL
- [ ] ATTORNEY-IN-FACT
- [ ] TRUSTEE(S)
- [ ] GUARDIAN/CONSERVATOR
- [ ] OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
30 YR FIXED RATE REFINANCE
TITLE OF TYPE OF DOCUMENT

137
NUMBER OF PAGES

1.30.2019
DATE OF DOCUMENT

ROMAN GHERREWOLD
KIDANE WOLDEYESUS GHEBREMATIOS
SIGNER(S) OTHER THAN NAMED ABOVE

ID-1232 (REV. 5/09)

ALL-PURPOSE ACKNOWLEDGEMENT

201903110021867

In the event there is insufficient time to place a wire upon any such confirmation or the wires have closed for the day, the parties agree to provide written instructions for an alternative method of disbursement. WITHOUT AN ALTERNATIVE DISBURSEMENT INSTRUCTION, FUNDS WILL BE HELD IN TRUST IN A NON-INTEREST BEARING ACCOUNT UNTIL THE NEXT OPPORTUNITY FOR WIRE PLACEMENT.

ROMAN GHEBREWOLD

01-30-2019

Date

ABESARY K. WOLDEYESUS

2/1/19

Date

VALUE AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 30 day of January, 2019.

Ella K. Butler
Notary Public

My Commission Expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF SUFFOLK

The actual **consideration or value**, whichever is greater, for this transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 1st day of FEBRUARY, 2019.

Notary Public

My Commission Expires: 01.11.2024

GARY A. SUND
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
January 11, 2024

EXHIBIT "A"

Legal Description:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. T-404, TOGETHER WITH THE CARPORT DESIGNATED NO. T-404-C, IN RIVER PLANTATION, SECTION FOUR, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON TODD PREIS DRIVE, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION FOUR, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4860, PAGES 16, 17, 18 AND 19, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4892, PAGE 440, AMENDED IN BOOK 4956, PAGE 756, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL NO: 142 05 0C 040.00

BEING THE SAME PROPERTY CONVEYED TO ROMAN GHEBREWOLD, A MARRIED WOMAN BY DEED FROM DAVID REEDER, MARRIED, AND WAYNE PLUMP, MARRIED RECORDED 10/09/2009 IN DEED INSTRUMENT NO. 200910090094371, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

safdsavcxzv

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).