WARRANTY DEED

Karen Johnson Davidson County
Batch# 207241 DEEDWARR
03/19/2019 09:21:43 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20190319-0024732

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000

Linda A. Seay
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-14-23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5541N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Property Owner 9, LLC	Property Owner 9, LLC	164-10-0A-268.00-CO
P. O . Box 4090	P. O . Box 4090	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BENEIAS H ZERGAW, a married person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PROPERTY OWNER 9, LLC, a ~~Deleware~~ Delaware Limited Liability Company,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Final Plat Village Five, Summerfield Subdivision as shown by plat appearing of record in Plat at Instrument No. 20051103-0133115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Beneias H. Zergaw, married by Warranty deed from Southeast Financial Credit Union of record in Instrument No. 20110203-0009791 Register's Office for Davidson County, Tennessee, dated January 31, 2011 and recorded on February 03, 2011. (Value of consideration shown in aforementioned deed $129,900.00.) Being also known as 817 Sandworth Cv Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

Samerawit Addafre, spouse of Beneias H. Zergaw, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he/she may have in the aforedescribed property by virtue of his/her marriage to Beneias H. Zergaw.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 817 Sandworth Cv, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 15th day of March, 2019.

Beneias H Zergaw

Samerawit Addafre

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BENEIAS H ZERGAW and SAMERAWIT ADDAFRE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2019.

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

RECORD & RETURN TO:

REALTY TITLE & ESCROW CO.

6525 N. QUAIL HOLLOW RD. STE 115

MEMPHIS, TN 38120

P: (901) 260-4055

FILE NO: 19110071

TG: 7471027

TRIBECA NO: 309809