Karen Johnson Davidson County
Batch# 221929 DEEDWARR
04/25/2019 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20190425-0038064

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Janet L. Keane

TO: Zebene Sintayehu Zeleke and
Asegedech Shibeshi Legesse
5329 Kimsaw Circle
Antioch TN 37013

MAP & PARCEL:
183-05-0A-236.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Janet L. Keane, Grantor herein; have bargained and sold and by these presents do convey unto Zebene Sintayehu Zeleke and Asegedech Shibeshi Legesse, Grantees herein, their heirs, successors and assigns, the following described property:

BEING Lot No. 532 on the Plan of October Woods, Phase Five, Section Eight, of record as Instrument No.19991214-0303097, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Janet Elaine Keane (being one and the same as Janet L. Keane), from Michael K. Keane (being one and the same as Michael Kelly Keane) by Quitclaim Deed dated and recorded October 17, 2006 of record as Instrument No. 20061017-0128857, Register's Office of Davidson County, Tennessee.

Property previously conveyed to Michael K. Keane and wife, Janet L. Keane, from Lifestyle Homes, a Tennessee General Partnership, by Warranty Deed dated September 25, 2000 and recorded September 29, 2000 of record as Instrument No. 20000929-0096394, said Register's Office.

This conveyance is subject to the lien of 2019 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for October Woods of record in Book 7900, page 909, and as amended at Instrument Nos. 19991214-0303097 and 19991214-0303098, Register's Office of Davidson County, Tennessee; Dedication of Perpetual Easement for Entrance Wall and Landscaping granted to October Woods Homeowners' Association, Inc. of record as Instrument No. 20050726-0087157, said Register's Office; Easement(s) as set out in Final Decree Vesting Title of Property in Petitioner conveyed to Metropolitan Government of Nashville and Davidson County from Howard L. Paul and wife, Hazel Cox Paul, of record in Book 8443, page 75, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, for October Woods Section One and Two including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 9840, page 276, as amended at Instrument No. 19991206-0300152, said Register's Office; Bylaws of October Woods Homeowners' Association, Inc. of record in Book 9840, page 267, said Register's Office; Charter for October Woods Homeowners' Association, Inc. of record in Book 9840, page 259, said Register's Office; Quitclaim Deed from October Woods L.P., to October Woods Homeowners' Association, Inc. conveying the open spaces for October Woods, of record as Instrument No. 20000425-0041127, said Register's Office; Stormwater Detention Agreement executed between Paul E. Johnson and the Metropolitan Government of Nashville and Davidson County of record in Book 11367, page 166, said Register's Office; and all other matters of record.

This is improved property known as 5329 Kimsaw Circle, Cane Ridge, TN 37013 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 19th day of April, 2019.

Janet L. Keane
Janet L. Keane

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet L. Keane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 19th day of April, 2019.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $302,000.00.

Affiant

SWORN to and subscribed before me,
this the 22nd day of April, 2019.

NOTARY PUBLIC

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 11/5/2019

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212