Karen Johnson Davidson County
Batch# 231236 DEEDWARR
05/17/2019 09:21:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20190517-0046573

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5736N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mandrell Christmon		148-14-0B-001.00-CO
16 Mary Anton Court		
Nashville, TN 37211		

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,

GIRMA BERKESSA AND SHEWANESH MIHRETE, HUSBAND AND WIFE

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

MANDRELL CHRISTMON, A SINGLE MAN

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 Unit No. A on the Master Deed of Mary Anton 12 of record in Instrument Number 20060815-0100399, revising Lot 12 on the Plan of Anton Place of record in Plat Book 9700, Page 376 and Surveyor's Certificate of Correction of record in Book 10589, Page 126, said Register' s Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Girma Berkessa by Warranty deed from Richard N. Dooley and wife, Jamie K. Dooley of record in Instrument No. 20100611-0045552 Register's Office for Davidson County, Tennessee, dated June 07, 2010 and recorded on June 11, 2010. (Value of consideration shown in aforementioned deed $126,000.00.)

Being the same property conveyed to Girma Berkessa and Shewanesh Mihrete, husband and wife by Quitclaim deed from Girma Berkessa, a married man of record in Instrument No. 20180522-0049031 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 22, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 16 Mary Anton Court Nashville, Tennessee 37211.
Property address being provided for informational purpose only.

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 16 Mary Anton Court, Nashville, TN 37211

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 16th day of May, 2019.

Girma Berkessa

Shewanesh Mihrete

Shewanesh Mihrete

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GIRMA BERKESSA AND SHEWANESH MIHRETE, 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 16th day of May, 2019.

Notary Public

My Commission Expires: 3/10/21

File #: 19-5736N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)