Karen Johnson Davidson County
Batch# 232136 DEEDWARR
05/20/2019 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20190520-0047234

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9940-BW

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girma A. Berkessa	Pinnacle Bank	
5543 Craftwood Drive	150 3rd Ave S. #1000	183-05-0A-308.00-CO
Antioch, TN 37013	Nashville, TN 37201	
(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, WE, **Jacqueline Switzer-Sconyers and Lester Sconyers, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Girma A. Berkessa and Shewanesh M. Mihrete, husband and wife**

HEREINAFTER CALLED THE GRANTEES, 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. 496 on the Plan of Phase Four, Section Seven B, October Woods, a Planned Unit Development of record in Plat at Instrument No. 20000907-0088378, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline Switzer, unmarried by Warranty deed from Yazdian Construction, Inc., a Tennessee corporation of record in Instrument No. 20011029-0117616 Register's Office for Davidson County, Tennessee, dated October 24, 2001 and recorded on October 29, 2001.

Being the same property conveyed to Jacqueline Switzer-Sconyers and Lester Sconyers, wife and husband by Quitclaim deed from Jacqueline Switzer nka Jacqueline Switzer-Sconyers of record in Instrument No. 20140212-0012547 Register's Office for Davidson County, Tennessee, dated January 08, 2014 and recorded on February 12, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5543 Craftwood Drive, 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, 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 our hands this the 13 day of May, 2019.

Jacqueline Switzer-Sconyers

Lester Sconyers

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacqueline Switzer-Sconyers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13 day of May, 2019.

OSIEL AGUILAR
Notary Public, State of Florida
Commission# GG 227664
My comm. expires Aug. 1, 2022

My Commission expires: 08/01/2022

Osiel Aguilar
Notary Public

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lester Sconyers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13 day of May, 2019.

OSIEL AGUILAR
Notary Public, State of Florida
Commission# GG 227664
My comm. expires Aug. 1, 2022

My Commission expires: 08/01/2022

Osiel Aguilar
Notary Public

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

