This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019080012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $375,000.00

Karen Johnson Davidson County
Batch# 289938 DEEDWARR
09/23/2019 03:32:37 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190923-0096577

Sworn to and subscribed before me this 9th day of September, 2019.

Affiant

Notary Public

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 07-05-2021

Address of New Owner:
Ismail Kucher
7295 Sugarloaf Drive
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
181-010B-049.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mulu Girmay Nirai and Tesfaye Hailemariam Mohamed, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ismail Kucher and Haibat Sindy, husband and wife and Zahra Ibrahim Kucher, unmarried, as Tenants in Common with the Right of Survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Section Two Addition to Sugar Valley RS10 Cluster Lot Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20040622-0073636, 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 Mulu Nirai, an unmarried person by Warranty deed from Robert Hosseini and Mia C. Hosseini, husband and wife of record in Instrument No. 20090528-0048785 Register's Office for Davidson County, Tennessee, dated May 21, 2009 and recorded on May 28, 2009.

Mulu Girmay Nirai is one and the same person as Mulu Nirai. Mulu Girmay Nirai is now married to Tesfaye Hailemariam Mohamed.

This is improved property known as **7295 Sugarloaf Drive, Nashville, TN 37211.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-19-07295

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 9th day of September, 2019.

Mulu Girmay Nirai
Mulu Girmay Nirai

Tesfaye Hailemariam Mohamed

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Mulu Girmay Nirai**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~9th~~ 17th day of September, 2019.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Notary Public
Commission Expires _____

STATE OF ETHIOPIA ADMINISTRATION OF ~~ADDIS ABABA~~ EMBASSY OF THE UNITED STATES OF AMERICA } SS **COUNTY OF** _____

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Tesfaye Hailemariam Mohamed**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2019.

Jennifer Brookes

Notary Public
Commission Expires My Commission is Valid Indefinitely

Jennifer Brookes
Notarizing Officer
U.S. Embassy, Addis Ababa