Karen Johnson Davidson County
Batch# 291557 DEEDWARR
09/26/2019 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20190926-0097851

Name and Address of New Owner:
AAA Locksmith, Inc., a Tennessee corporation
2819 Dickerson Pike
Nashville, TN 37207

Send Tax Bills To:
New Owner
2819 Dickerson Pike
Nashville, TN 37207
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

#34944

Map & Parcel No: 06016000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tsegai K. Mesfin, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AAA Locksmith, Inc., a Tennessee corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on a Map showing a Re-subdivision of a 26.25 acre tract, composed of Lots Nos. 5 to 12, both inclusive and Lots "A" and "B" and certain street and alleys not open and never used as shown on the Map of W.H. Dodd's Subdivision, a Plan of which is of record in Book 161, Page 16, of the Register's Office for Davidson County, Tennessee, said Re-subdivision being of record in Book 843, Page 99, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 85 feet on the easterly side of Dickerson Road and extends back in an easterly direction between parallel lines 250 feet to a dead line.

Being the same property conveyed to Tsegai K. Mesfin by Warranty Deed from Ghassan A. Husseini, married dated May 13th 1999 and recorded May 14th 1999 of record in Book 11479, Page 423 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2819 Dickerson Pike, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2019.

_____(SEAL)
Tsegai K. Mesfin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2019, before me personally appeared Tsegai K. Mesfin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2019.

_____
Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$580,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of September, 2019.

_____
Notary Public
My commission expires: October 7, 2019
File No. 19-512

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: _____
Notary Seal:

