NEW OWNER:

YODIT TEWELDE
5400 BARTON VALE DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1393

Map and Parcel: 106-00-0-027.02

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 309492 **DEEDWARR**
11/01/2019 09:04:43 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191101-0112430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HENOCK A. ZERIT** (the "Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **YODIT TEWELDE** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in the 1st Civil District of Davidson County, Tennessee, formerly the 6th Civil District and shown on the Plan of Nashville Christian Towers, Inc. in Plan Book 5210, page 20, Register's Office for Davidson County, Tennessee, as "Houston Ezell Property" and bounded and described as follows:
>
> North-Murfreesboro Road
>
> South-Nashville Christian Towers, Inc.
>
> East-Nashville Christian Towers, Inc.
>
> West-Champaneria formerly Anderson
>
> Beginning at a point in the southerly margin of Murfreesboro Road, at the north westerly corner of the Plan of Nashville Christian Towers, Inc., of record in Plat Book 5210, page 20, said Register's Office; thence with the southerly margin of Murfreesboro Road North 69 deg. 39 min. West 100 feet to a point; thence leaving the southerly margin of West 150 feet to a point; thence leaving Champaneria with a line common to the

above-referenced Plan of Nashville Christian Towers, Inc., South 69 deg. 39 min. East 100 feet to a point; thence with a line common to the above-referenced Plan of Nashville Christian Towers, Inc., North 27 deg. 52 min. East 150 feet to the point of beginning.

Being the same property conveyed to **Henock A. Zerit,** by Warranty Deed from Lino Toral, unmarried, dated September 18, 2014, of record in Instrument Number 20140919-0086385, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **895 Murfreesboro Pike, Nashville, TN 37217.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5210, Page 20, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of October, 2019.

HENOCK A. ZERIT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HENOCK A. ZERIT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2019.

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 1/13/2021

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The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2019.

NOTARY PUBLIC

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 1/13/2021