Send Tax Statements To:
New Owner

Name and Address of New Owner:
Mekbib A. Tesfaye
4300 Oakcrest Lane
Hermitage, TN 37076

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Karen Johnson Davidson County
Batch# 325053 **DEEDWARR**
12/05/2019 09:01:18 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20191205-0125450

Map and Parcel: 086-04-0A-001.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RUTH DANIELS FORMALLY KNOWN AS RUTH FRAZIER AND DORRISE FRAZIER**, has this day bargained and sold and does hereby transfer and convey unto, **MEKBIB A. TESFAYE AND MESELU BIRU, HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase 1-A, Oakcrest of record in Plat Book 6200, Page 646, 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 Ruth Frazier and husband, Dorrise Frazier by Warranty deed from Eva Jane Witt, unmarried. dated August 03, 1999, of record in Book 11608, page 445, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record Book 7308, Page 874 and Book 8277, Page 830; Charter of Oakcrest Homeowner's Association of record in Book 7589, Page 20 and Book 7662, Page 385; Quitclaim Deed to HOA of record in Book 7665, Page 798; and to any and all matters shown on said plat and survey of record in Plat Book 6200, Page 646 and Plat Book 7900, Page 250; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **MEKBIB A. TESFAYE AND MESELU BIRU, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of December, 2019.

Ruth Daniels 12/3/19
Ruth Daniels formally known as
Ruth Frazier

Dorrise by Regina Claybrooks Attorney-in-fact
Dorrise Frazier
By: Regina Claybrooks, Attorney in Fact 12/3/19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Ruth Daniels formally known as Ruth Frazier, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Hermitage, Tennessee, this the 3rd day of December, 2019.

Dorothy M Sanders
NOTARY PUBLIC
My Commission Expires: 5-9-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, Regina Claybrooks, with whom I am personally aquainted and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein contained; and the said Regina Claybrooks, to me known to be the person who executed the same as the free act and deed of the said Dorrise Frazier and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said Dorrise Frazier, and appearing of record in Book ___, page ___, in the Register's Office of Davidson County, Tennessee. *20191205-0125449

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 3rd day of December, 2019.

Dorothy M Sanders
NOTARY PUBLIC MY COMMISSION EXPIRES: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

12/3/19

AFFIANT

SWORN to and subscribed before me,
this 3rd day of December, 2019.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

DOROTHY M. SANDERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023