Karen Johnson Davidson County
Batch# 332336 DEEDTRS
12/19/2019 09:52:58 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20191219-0130947

This Instrument Prepared By:
ERICA R. JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Ethmalsha Mekuria & Tesfaye Segni Mekuria 4157 Saddlecreek Way Antioch, Tennessee 37013	Ethmalsha Mekuria & Tesfaye Segni Mekuria 4157 Saddlecreek Way Antioch, Tennessee 37013	175 02 0B 190.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	
Alexander Georg Warnatzsch,	)	**BK No. 19-03531-CW3-7**
	)	
Debtor(s).	)	

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Alexander Georg Warnatzsch, hereby bargain, sell, and convey to Ethmalsha Mekuria and Tesfaye Segni Mekuria, wife and husband, all of my interest in the following-described property located in the Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being more particularly described as follows, to-wit:

Land in the first Civil District of Davidson, County Tennessee, being all of Unit No. 5801, on the plan of Old Hickory Commons, Section Two and Three, according to plat and survey appearing of record in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322- 0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to ALEXANDER WARNATZSCH, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument Number 20161019-0110411, of the Register's Office of Davidson County, Tennessee, dated October 14, 2016 and recorded on October 19, 2016.

Alexander Georg Warnatzsch filed a Chapter 7 bankruptcy petition, docket number 3:19-bk-03531, on June 3, 2019. Upon filing, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

Alexander Georg Warnatzsch and ALEXANDER WARNATZSCH are one of the same.

This conveyance is made subject to Amended and Restated Declaration of Covenants and Master Deed contained in Instrument Number 20080317-0026338, Amended in Instrument Number 20101222-0101832, Supplemented in Instrument Number 20081117-0113467, Amended in Instrument Number 20130322- 0028759, further Amended in Instrument Number 20140207-0011094; Fifty Foot Colonial Pipeline Easement of record in Book 3570, page 11; Stormwater Detention Agreement of record in Instrument Number 20060307-0026092; Easement to Tennessee Telephone Company of record in Instrument Number 20081121-0114642, and in Instrument Number 20080709-0070604; Quitclaim Deed to Old Hickory Common Homeowners Association, Inc., of record in Instrument Number 20080402-0032833; Transmission Line Easement of record in Book 2344, page 432, Book 4425, page 535, and in Book 11124, page 716; Quitclaim to Metro Government of record in Instrument Number 20100303- 0016291; and to any and all matters shown on said plat and survey of record

in Instrument Number 20081117-0113467, and further amended in Instrument Number 20130322-0028759; all of said Register's Office.

This is improved property known 4157 Saddlecreek Way, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Ethmalsha Mekuria and Tesfaye Segni Mekuria, their successors and assigns forever. Grantor conveys said property pursuant to Trustee's Motion to Sell Real Property, sent to all creditors and parties in interest on November 8, 2019, no objections having been filed, and the Order Authorizing Sale of Real Property entered by the Court on December 9, 2019.

Whenever 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 my hand this 17 day of December, 2019.

Erica R Johnson Trustee
Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of December, 2019.

Kim Murray
Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $195,000.00.

Erica R Johnson Trustee
Affiant

Subscribed and sworn to before me this 17 day of December, 2019.

Kim Murray
Notary Public

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY