SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 355471 DEEDWARRSP
02/07/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $222.00
20200207-0014669

File No. TE0006349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jhon Pulecio	NEW OWNER	105-04-0-274.00
(NAME) 808 Bryan Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gizachew Tesfaye, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jhon Pulecio,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, Plan of Parts of Blocks 23 and 24 on the Plan of Old Fair Grounds Subdivision of record in Plat Book 21, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Gizachew Tesfaye by Warranty deed from Qani Ismail of record in Instrument No. 20170518-0049615 Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 18, 2017.

Subject property is investment property for the Grantor and has not been a marital residence for him or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2020 which have been pro-rated between the parties and assumed by the Grantee herein; (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee; and (4) All restrictions, easements and planning documents of record which affect the subject Property.

This is improved ☐
unimproved ☒ property, known as 1234 Lewis Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

GRANTOR hereby covenants with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and

that other than those matters set forth above, the Property is free from any lien or encumbrance whatsoever.

GRANTOR hereby further covenants with the said Grantee and binds Grantor and Grantor's heirs and representatives, to warrant and forever defend the title thereto of said Property to said Grantee and Grantee's heirs and representatives , against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise. All warranties of Grantor herein are expressly limited to those persons or parties claiming by, through or under Grantor.

Witness my hand this 7th day of February, 2020.

Gizachew Tesfaye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gizachew Tesfaye, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 7th day of February, 2020.

Notary Public

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)