Name and Address of New Owner:
Bekele Tessema and Aster Aledada
3453 Calais Circle
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 369117 DEEDWARR
03/09/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20200309-0025871

Send Tax Bills To: Pinnacle Bank
~~New Owner~~ 150 3rd Ave S. #1000
Nashville, TN 37201
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150090A15800CO

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, **Jesus Campos Gasperin, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bekele Tessema and Aster G Aledada, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 342 on the Plan of Forest View Park, Section 10, Phase 2 of record in Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesus Campos Gasperin by Warranty Deed from Jermaine Oats and Tawanna Bridges dated October 26th 2015 and recorded October 29th 2015 in Instrument No. 20151029-0110102 in said Register's Office, Davidson County, Tennessee.

Edith Amaya, wife of Jesus Campos Gasperin, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest in and to subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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.

Improved property known as: 3453 Calais Circle, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of March, 2020.

Jesus Campos Gasperin (SEAL)
Jesus Campos Gasperin

Edith Amaya (SEAL)
Edith Amaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2020, before me personally appeared Jesus Campos Gasperin and Edith Amaya, 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 5th day of March, 2020.

GREGORY FAIRBROTHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11.8.21

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 $235,000.00, 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
5th day of March, 2020.

Notary Public
My commission expires:_____
File No. 20-860

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY