Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0389

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of June, 2020

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 411569 **DEEDWARR**
06/08/2020 01:14:19 PM 2 pgs
Fees: $13.00 Taxes: $895.40

20200608-0058590

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tinbit Kidanenriam and Michael Weldegergish 762 Moormans Arm Road Nashville, TN 37207	NEW OWNER	059-14-0-107.00

WARRANTY DEED

FOR AND IN 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/WE,

Deborah J. Fulghum and Melvin H. Fulghum, III as heirs at law of Melvin H. Fulghum and Melvin H. Fulghum, III, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tinbit Kidanenriam and Michael Weldegergish, wife and husband

HEREINAFTER CALLED THE GRANTEES, 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. 13 on the Plan of Haynes Manor, Section 1 of record in Book 3600, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and more particularly described as follows:

Beginning at a point in the northwesterly margin of Moorman's Arm Road at the corner of Lots 13 and 14; thence with the line between said lots northwesterly 100 feet to a point, being the corner of Lot No. 12; thence with a line between Lots 12 and 13, northeasterly 100 feet to a point in the westerly margin Boatner Drive; thence with the margin of Boatner Drive, southerly 75 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.27 feet to a point in the northwesterly margin of Moorman's Arm Road; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Melvin H. Fulghum Jr., single and Melvin H. Fulghum III, unmarried man by Warranty Deed from Mary Ruth Lewis, married of record in Instrument No. 20130219-0016495, Register's Office for Davidson County, Tennessee, dated February 08, 2013 and recorded on February 19, 2013.

Being also known as 762 Moormans Arm Road, Nashville, Tennessee 37207.

The said Melvin H. Fulghum, Jr, having since deceased 11/20/19 leaving Deborah J. Fulghum and Melvin H. Fulghum, III as heirs at law – Affidavits of Heirship of record in Instrument Nos. 20200608-0058588 and 20200608-0058589, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 762 Moormans Arm Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of June, 2020.

Deborah J. Fulghum, as heir at law of Melvin H. Fulghum, Jr.

Melvin H. Fulghum, III, individually and as heir at law of Melvin H. Fulghum, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Deborah J. Fulghum and Melvin H. Fulghum, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of June, 2020.

Notary Public
My Commission Expires: 9.22.2020

(Notary Seal)

