Karen Johnson Davidson County
Batch# 467251 DEEDWARR
08/31/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20200831-0098732

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane. 2nd Floor
Brentwood, TN 37027

Monica Giraldo
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG973637
Expires 3/26/2024

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF BROWARD

The actual consideration or value, whichever is greater is $270,000.00

Affiant Alexandra Ponce

Subscribed and sworn before me this the 14 ~~14th~~ day of ~~July~~ AUGUST, 2020.

Notary Public Monica Giraldo
My commission expires: 03-26-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathon Swift 2316 Foster Ave Nashville. TN 37210	Jonathon Swift 2316 Foster Ave. Nashville, TN 37210	119-01-0 483.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ZELEKE AWASH, AN UNMARRIED MAN. hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHON SWIFT, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 and the south 5 feet of Lot No. 5 on the plan of the Subdivision of certain lots in Cumberland Nurseries of record in Book 332, page 36, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete and accurate description.

Said lot and part of lot adjoin and front together 56 feet on the east side of Foster Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Zeleke Awash by Quitclaim Deed from Meselech Aga, dated 05/16/2016, of record in Instrument No. 20160519-0050385, Register's Office for said County.

Also being the same property conveyed to Zeleke Awash, by deed from Barbara Loy, a single person, dated 11/20/2013, of record in Instrument No. 20131121-0120059, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IMPROVED PROPERTY KNOWN AS 2316 Foster Ave, Nashville. TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

zel

Witness my hand this the 14th day of July, 2020.

Zeleke Awash

Zeleke Awash

STATE OF TENNESSEE
COUNTY OF Davidson

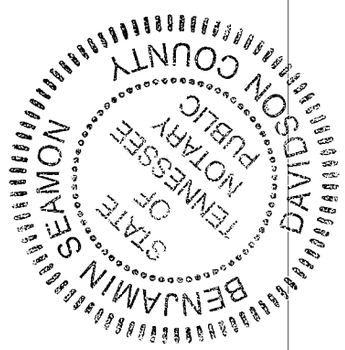
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zeleke Awash, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2020.

My commission expires:

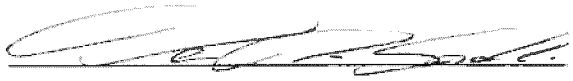
9-6-22

Notary Public



True Copy Certification

I, Devan P. Spinelli, 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.

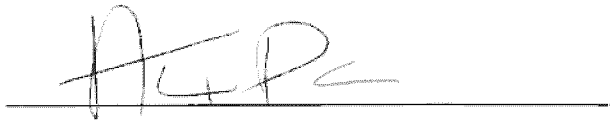


Signature **(Devan Spinelli)**

State of Florida

County of Broward

Personally appeared before me, Devan Spinelli, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature **(Alexandra Ponce)**

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

