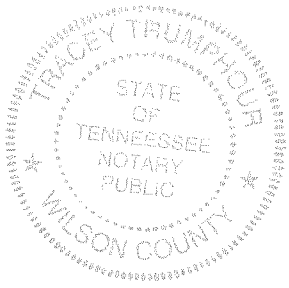
Karen Johnson Davidson County
Batch# 476876 DEEDWARR
09/16/2020 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200916-0105715

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan Grose	Strong Home Mortgage	086030A00100CO
(NAME)	(NAME)	
101 Summit Run Place	9408 Grant Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Manassas, VA 20110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Azeb Z. Yifru, a married man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Megan Grose and Christopher Grose, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 1, Summit Run, Phase One, of record in Plat Book 9700, Page 334, said Register's Office, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Azeb Z. Yifru by Quitclaim Deed from Eshetu B. Yelemwossen, dated 02/01/2010 and recorded 02/01/2010, of record in Instrument 201002010008119, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Azeb Z. Yifru and Eshetu B. Yelemwossen, wife and husband by Warranty Deed from Thuy Vu, married, dated 04/14/2005 and recorded 04/15/2005, of record in Instrument 200504150042018, Register's Office for Davidson County, Tennessee.

Eshetu B. Yelemwossen, spouse of Azeb Z. Yifru, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property described above.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 9700, Page 334, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 10326, Page 683, Book 10378, Page 251, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 7325, Page 994, in the Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 10693, Page 703, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 101 Summit Run Place, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of September, 2020.

Azeb Z. Yifru

Azeb Z. Yifru

Eshetu B. Yelemwossen

Eshetu B. Yelemwossen

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Azeb Z. Yifru and Eshetu B. Yelemwossen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

