Karen Johnson Davidson County Batch# 483640 DEEDWARR 09/25/2020 11:18:54 AM 3 pgs Fees: $18.00 Taxes: $1,084.10 20200925-0110534	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $319,000.00 _____ Affiant Subscribed and sworn to before me, this _____ day of _____, _____. _____ Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tedros M. Yohannes	**Ally Bank**	**058090A04500CO**
2121 Maynard Court	**440 South Church Street**	
Nashville, TN 37218	**Charlotte, NC 28202-2028**	

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 ACKNOWLEDGE, WE,

Tonya Tharpe Pearson N/K/A Tonya T. Wilkins, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tedros M. Yohannes, unmarried

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. 45 on the Plan of Creekside Trails, Phase 2, of record in Instrument no. 200207090082562, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Pearson Jr. and wife, Tonya Pearson, by Warranty Deed from Great Southern Homes, Inc., dated May 9, 2003, of record in Instrument No. 20030512-0063114, Register's Office for Davidson County, Tennessee. Thomas Randolph Pearson, Jr., conveyed his interest in subject property to Tonya Tharpe Pearson, by Quitclaim Deed, dated December 2, 2014, of record in Instrument No. 20141205-0111783, Register's Office for Davidson County, Tennessee.
For further reference see also Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee, Docket #14D-1541.
Tonya Tharpe Pearson has since married and is now known as Tonya T. Wilkins. Boyce E. Wilkins Jr. enters into the execution of this instrument to convey any and all marital interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2121 Maynard Court, Nashville, TN 37218.

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 do 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 in 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Tonya Tharpe Pearson now known as Tonya T. Wilkins Date: 9/11/2020

Tonya Tharpe Pearson now known as Tonya T. Wilkins

Boyce E. Wilkins Jr. Date: 9/11/2020

Boyce E. Wilkins Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Tonya Tharpe Pearson n/k/a Tonya T. Wilkins and Boyce E. Wilkins Jr. , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

CONSIDERATION CLAUSE FOR WARRANTY DEED FROM TONYA THARPE PEARSON N/K/A TONYA T. WILKINS, MARRIED TO TEDROS M. YOHANNES, UNMARRIED, DATED SEPTEMBER 11, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$293,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 14th **day of September, 2020.**

Notary Public

My commission expires: 9/25/22

NOTARY SEAL

RACHEL W. FIGUEROA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PROPERTY ADDRESS:
2121 Maynard Court
Nashville, Tn. 37218