STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $319,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of September, 2020.

NOTARY PUBLIC

My commission expires: April 17, 2023

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
280C N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mesfin Ejerssa Janka and Azegenech Tesfayesus	New Owner	164-10-A-105
(NAME)	(NAME)	
4061 Pineorchard Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Karen Johnson Davidson County
Batch# 490514 **DEEDWARR**
10/06/2020 12:32:56 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20201006-0115741

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Betty R. Atkins, an unmarried woman and Dena M. Johnson, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mesfin Ejerssa Janka and Azegenech Tesfayesus, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 264, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Donald W Atkins, Jr. and Betty R. Atkins, married, and Dena M. Johnson, unmarried, and further shown in deed to be vested as Donald W. Atkins, Jr. and wife, Betty R. Atkins are to be joint tenants with Dena M. Johnson, by deed from Southern Home Builders, LLC, of record in Instrument Number 20030916-0136319, said Register's Office. The said Donald W. Atkins, Jr. having since deceased.

This property is __unimproved _X_improved property known as: 4061 Pineorchard Place, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of September, 2020.

Betty R. Atkins

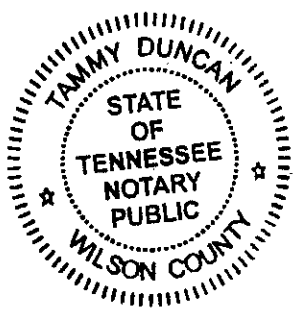
Dena M. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty R. Atkins and Dena M. Johnson, the herein bargainor 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 and official seal, this the 30th day of September, 2020.

Notary Public
My Commission Expires: 4/20/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122