WARRANTY DEED

Karen Johnson Davidson County
Batch# 497472 DEEDWARR
10/16/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201016-0120714



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Yeromnesh Lemma
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yeromnesh Lemma	NEW OWNER	
(NAME)	(NAME)	
2812 JOHNDON PASS DRIVE	AT PROPERTY ADDRESS	149060144.00
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Michael Hanna and Hend Yousef, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yeromnesh Lemma, unmarried person,** HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Number 61 on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Plat Book 7900, Page 419 and as corrected in Book 8705, Page 870 and amended at Instrument No. 20041118-0138854, Register's Office for said County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Michael Hanna and Hend Yousef, husband and wife, by virtue of that certain Quit Claim Deed dated June 11, 2018, and being of record at Instrument No. 20180615-0057696 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Mecheal Hanna by virtue of Special Warranty Deed dated March 10, 2009 at Instrument No. 20090325-0026945 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7900, Page 419, corrected Book 8705, Page 870, amended in Instrument No. 20041118-0138854, Deed Restrictions recorded at Book 5612, Page 255 , and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2812 Johnson Pass Dr Antioch, TN 37013
(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 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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of October, 2020.

Michael Hanna

Michael Hanna

Hend Yousef

Hend Yousef

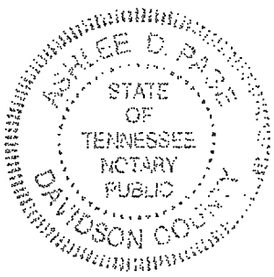
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Hanna and Hend Yousef**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of October, 2020.

Ashlee D Page

Notary Public
My Commission Expires: 11/08/2022



Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022