Karen Johnson Davidson County
Batch# 499362 DEEDWARR
10/20/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20201020-0122165

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930253**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2020. Notary Public My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC My Comm Expires 03/10/2021
COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Kalchiwot Tarekegn 8013 Maggie Court Antioch TN 37013	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 1503rd Ave S #1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 182-06-0A-158.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel Thomas Stewart, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kalehiwot K. Tarekegn, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 155, as shown on the map entitled Old Hickory Hills Phase Two - Section Two, of record in Instrument No. 20040122-0008453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to NATHANIEL THOMAS STEWART, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20131011-0106733 , dated July 31, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 182-06-0A-158.00 CO.

Matters shown on the Plan of record in Instrument No. 20040122-0008453, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020116-0006750 and amended in Instrument No. 20101116-0091730, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010306-0021333 and in Instrument No. 20030226-0025749, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, said Register's Office.

Easement granted to Middle Tennessee Electric Membership Corporation of record in Instrument No. 20020123-0009339, said Register's Office.

This is improved property located at 8013 Maggie Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of October, 2020.

Nathaniel Thomas Stewart by Cathy Stewart his attorney-in-fact

Nathaniel Thomas Stewart by Cathy Stewart, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nathaniel Thomas Stewart and that she is authorized by Nathaniel Thomas Stewart to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires: _____

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY