THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215
CCT# NAS2020113930

Karen Johnson Davidson County
Batch# 524606 DEEDWARR
12/04/2020 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20201204-0140993

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Bizunesh Balcha 6629 Ascot Drive Antioch, TN 37013	Bizunesh Balcha C/O at property address	151-09-0A-083.00

WARRANTY DEED

THIS INDENTURE, made this 24th day of November, 2020 between **REGINA D. HAMILTON, as Administrator of the Estate of Katherine True-Dibiase and Heir-at-Law, resident of Davidson County, Tennessee, CHARLES R. TRUE, as Heir-at-Law, resident of Davidson County, Tennessee AND DAVID K. TRUE, as Heir-at-Law, resident of Rutherford County, Tennessee** (collectively "Grantor") and **BIZUNESH BALCHA**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County Tennessee being Lot No. 83, on the Plan of Final Plat, Long Hunter Chase, Phase I, Section II, of record in Plat Book 9700, page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Katherine Donna True-DiBiase, unmarried by Warranty Deed dated September 8, 2003 of record in Instrument No. 20030910-0132056, Register's Office for Davidson County, Tennessee and re-recorded in Instrument 20031211-0177690 of said Register's Office to correct notary acknowledgement. The said Katherine Donna True-Dibiase died intestate on April 7, 2020 leaving her children, Regina D. Hamilton, Charles R. True and David K. True as her heirs-at-law. Regina D. Hamilton is the duly appointed Administrator of the Estate of Katherine Donna True-DiBiase by order of the Circuit Court for Davidson County, Tennesee, Probate Division, Docket No. 20P688.

Grantor Initials: CRT DKT Grantee Initials: BB

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title

thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

Regina D. Hamilton, Administrator of the Estate of Katherine True-Dibiase

Regina D. Hamilton, Heir-at-Law

Charles R. True, Heir-at-Law

David K. True, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Regina D. Hamilton, Charles R. True and David K. True, Heirs-at-Law**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of November, 2020.

Carol M Holmes
Notary Public
My Commission Expires: 2/19/24

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Regina D. Hamilton, Administrator of the Estate of Katherine True-Dibiase**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of November, 2020.

Carol M Holmes
Notary Public
My Commission Expires: 2/19/24

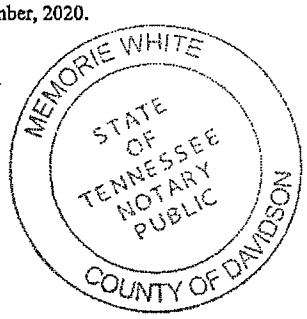
Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 24 day of November, 2020.

Notary Public
My commission expires: 2.3.2021



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