SolmonParks File No. 20-000409-524

Karen Johnson Davidson County
Batch# 531206 DEEDWARR
12/11/2020 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20201211-0145644

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater, for this transfer~~ is $205,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2020.

Notary Public

My commission expires: 7.5.2021

(Notary Stamp)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Chekol T. Betew	Chekol T Betew	163-04-0A-428.00-CO
3001 Hamilton Church Road 428	Property address	
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Sonia Bowser and husband, Rickie Bowser

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Chekol T. Betew, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 428 on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development of record in Plat Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sonia Bowser and husband, Rickie Bowser by Warranty Deed from R.J. York Homes, LLC, of record in Instrument No. 20070524-0061937, Register's Office for Davidson County, Tennessee, dated April 17, 2007 and recorded on May 24, 2007. (Value of consideration shown in aforementioned Deed $133,600.00)
Being also known as 3001 Hamilton Church Road #428, Antioch, Tennessee 37013

This is improved unimproved property known as **3001 Hamilton Church Road 428, Antioch, TN 37013.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of December, 2020.

Sonia Bowser

Rickie Bowser

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sonia Bowser and Rickie Bowser, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7 day of December, 2020.

Notary Public
My Commission Expires: 8/23/22

KATIE R. HILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

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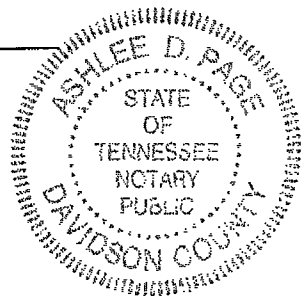
Certificate of Authenticity

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



My Commission Expires: 11/08/2022