Karen Johnson Davidson County
Batch# 537344 DEEDWARR
12/17/2020 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20201217-0149776

Name and Address of New Owner:
Pau Lian Mung
4954 Edmondson Pike, Unit M-3
Nashville, TN 37211

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147070A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mulugeta Eshetu Abebe, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pau Lian Mung and Ngaih Nginn, Husband and Wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 3 ON THE PLAN OF SITE PLAN, PHASE II, WOODLEA PLACE TOWNHOMES, OF RECORD IN PLAT BOOK 9700, PAGE 52, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MULUGETA ESHETU ABEBE, AN UNMARRIED MAN, BY QUITCLAIM DEED FROM SEAGATE INVESTMENT INC., RECORDED ON NOVEMBER 2, 2016, OF RECORD IN INSTRUMENT NO. 20161102-0115732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 4954 EDMONDSON PIKE, UNIT M-3, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2020.

_____(SEAL)
Mulugeta Eshetu Abebe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2020, before me personally appeared Mulugeta Eshetu Abebe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of December, 2020.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $214,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
11th day of December, 2020.

_____
Notary Public
My commission expires: May 7, 2024
File No. 2020-1917

202012170149776

Certificate of Authenticity

I, Lisa K.R. Wagner, 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 law.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel, a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

Lynda Marvel
State of Tennessee Notary Public
Rutherford County

202012170149776