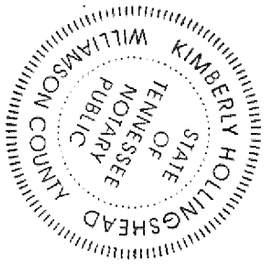
Karen Johnson Davidson County
Batch# 541870 DEEDWARR
12/23/2020 11:16:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20201223-0152881

WARRANTY DEED



STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/12/23

(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
AMER N JAWAD AND BUSHRA S MEHSEN	SAME	
(NAME) 1749 Bridgecrest Dr.	(NAME)	149150A43000CO
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(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, **Zerihun Taddese, formerly known as Zerihun T. Woldehana, and wife, Tarikwa Usman Mohammed**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMER N JAWAD AND BUSHRA S MEHSEN, HUSBAND AND WIFE ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD of record in Plat at Instrument No. 20070430-0051165, 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 Zerihun T. Woldehana and wife, Tarikwa Usman Mohammed by Warranty deed from SWA Dream Homes, LLC of record in Instrument No. 20150922-0096110 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 22, 2015.

Zerihun T. Woldehana, now being known, and one and the same as Zerihun Taddese pursuant to the Petition for Name Change approved by the United States District Court for the Middle District of Tennessee, granted on June 21, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record as Instrument Number 20070430-0051165, Plan of record in Plat Book 6900, Page 561 & 562, eclaration of Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, and Instrument Number 20070409-0041417, Register's Office for Davidson County, Tennessee, but omitting any 20070409-0041417, Charter for Cambridge Forest HOA of record in Book 10343, Page 769, Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, Page 497, and Instrument No. 20020308-0029654, Ingress & egress easement to Morgan Cemetary of record in Book 1207, Page 529, Indemnity agreement of record in Instrument Number 20050413-0041295,Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445, Book 8795, page 158, Instrument No. 20001228-0126570, Agreement of record in Book 1147, Page 148, Roadway easement agreement of record in Plat Book 3, Page 26, Dedication of Common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument Number 20030630-0090226 and in Instrument No. 20110919-0072464, Grant to Easement to Comcast of Nashville of record in Instrument Number 20121114-0104688, Restrictions of record as Instrument Number 20160324-0028122 , **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 1749 Bridgecrest 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 December, 2020.

Zerihun Taddese

Zerihun Taddese

Tarikwa Usman Mohammed

Tarikwa Usman Mohammed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Zerihun Taddese and Tarikwa Usman Mohammed**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My Commission Expires: 10/17/22