Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $272,500.00

Affiant

Subscribed and sworn to before me this 31st day of December, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 544748 DEEDWARR
01/04/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20210104-0000842

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Negusu Hizkias	Champions Mortgage, LLC	104-09-0G-005.00C
103 West End Place	10575 68th Ave, C2	
Nashville, TN 37205	Seminole, FL 33772	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Tucker, III and Elizabeth Tucker, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Negusu Hizkias, a single man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5 West End Place, formerly known as Park Circle Condominiums, as described in the Master Deed Establishing a Horizontal Property Regime of Park Circle Condominiums, of record in Book 6809 Page 569, as amended to change the name to West End Place in Book 9992 Page 744, together with an undivided interest in the common elements appurtenant to such units, as described in said Master Deed of record in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description of the property.

Being the same property conveyed to John Tucker, III, and wife, Elizabeth Tucker by deed from Christopher M. Banet and wife, Nicole Banet of record in Instrument No. 20121106-0102345, Register's Office for Davidson County, Tennessee, and dated October 26, 2012.

This conveyance is made subject to the following:

1. All matters appearing on the plan of West End Place of record in Book 6809 Page 569 and amended in Book 9992 Page 744 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 6809 Page 569 and amended in Book 9992 Page 744 and amended or of record Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 103 West End Place, Unit 103, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of December, 2020.

John Tucker, III

Elizabeth Tucker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of December, 2020, before me personally appeared John Tucker, III and Elizabeth Tucker, 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 31st day of December, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY