Karen Johnson Davidson County
Batch# 549130 DEEDWARRSP
01/07/2021 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $1,128.50
20210107-0003127

CATS NO.: 15-FBI-006675

Prepared by and when recorded return to:
David Thurston, Esquire
Crown Title Corporation
1 Sanford Avenue
Catonsville, Maryland 21228

Case No. 3:15CR-106-TBR
Actual Consideration: $305,000.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the **UNITED STATES OF AMERICA**, whose address is: United States Marshals Service, Asset Forfeiture Division, Room 9054, 1215 S. Clark St. Arlington VA 22202, appearing herein through the United States Marshals Service, the Grantor, who declares and acknowledges that for the price hereinafter expressed, it has sold, conveyed and delivered, and by these presents does grant, bargain, transfer, assign, set over and delivers without general warranties of title, the property herein conveyed, unto:

TARIKU HABETEWOLD, the Grantee, whose tax mailing address is: 5160 Rice Road, Antioch, TN 37013.

Does hereby for and consideration of the sum of THREE HUNDRED FIVE THOUSAND DOLLARS AND NO/100's ($305,000.00) and other good and valuable considerations to said Grantor in hand and paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, her heirs, personal representatives and assigns, in fee simple, the following described property, together with improvements and appurtenances thereunto belonging, to-wit:

SEE ATTACHED EXHIBIT "A" FOR THE LEGAL DESCRIPTION OF THE SUBJECT PREMISES BEING CONVEYED

ADDRESS: 3113 Pony Ridge Way, Antioch, TN 37013
PIN: 164 10 0A 148.00

Being the same property forfeited to the United States of America by Final Decree and Order of Forfeiture, filed February 5, 2020, in the Case styled *United States of America v. Maurice A. Payne,* Case No. 3:15CR-106-TBR decided in the United States District Court for the Western District of Kentucky at Louisville, and recorded on March 24, 2020 in Official Records as Instrument #20200324-0032073, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances.

2. Restrictions, covenants, conditions, easements and other matters of record.

The Grantor covenants to specially warrant the title, with limited warranty covenants only, to the Property hereby conveyed to the Grantee, her heirs, personal representatives and assigns, that the granted premises are free from all encumbrances made by the Grantor, and that it does warrant and defend the same to the Grantee and her heirs, personal representatives and assigns, against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

TO HAVE AND TO HOLD the above described property unto Grantee, its successors and assigns forever.

Executed by said Grantor on this 14th day of December, 2020.

UNITED STATES OF AMERICA by the

United States Marshals Service

By: David B. Wilson

Print name: David B. Wilson

Title: Realty Specialist

ACKNOWLEDGEMENT CERTIFICATE

State of Ohio

County of Warren

On this 14th day of December, 2020, David B. Wilson, as the Realty Specialist for the United States Marshals Service, who is personally known to me, did execute the foregoing instrument and acknowledge before me that they executed the same as their free and voluntary act for its stated purpose.

Signature of Notary Public – State of Ohio

(Seal)

PAMELA M. STANEK
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

Oath of Consideration

I or we, David B. Wilson, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $305,000.00.

Signed this 14th day of December, 2020.

Signatures of Affiant(s):

David B Wilson

Sworn and subscribed before me this 14th day of December, 2020.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

PAMELA M. STANEK
Attorney at Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date
Section 147.03 O.R.C.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Summerfield Village Three, a Planned Unit Development, of record in instrument number 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said Lot.

Being the same property conveyed to the United States of America by Final Decree and Order of Forfeiture dated February 5, 2020 and recorded on March 24, 2020 in Instrument No. 20200324-0032073, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Maurice Payne and Iashvikka Daniels from the Secretary of Housing and Urban Development by Cash Deed for Tennessee dated January 22, 2013 and recorded February 4, 2013 in Instrument No. 20130204-0011325, in the Register's Office of Davidson County, Tennessee.

ADDRESS: 3113 Pony Ridge Way, Antioch, TN 37013
PIN: 164 10 0A 148.00

True Copy Certification

I, Matthew McComas, 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.

Signature

State of Maryland

County of Baltimore

Personally appeared before me, Cynthia Irvine Frost, a notary public for the County of Anne Arundel and State of Maryland, Matthew McComas who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8·9·2024
Notary' Seal (if on paper)

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2024