#15180

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Tesfaye Araya
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tesfaye Araya Rahel Yitagesu	United Wholesale Mortgage	14900039400
(NAME) 2396 Una Antioch Pike	(NAME) 585 S. Boulevard E.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 549826 **DEEDWARR**
01/08/2021 10:19:01 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210108-0003867

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/We **Ben-Mar Homes Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tesfaye Araya and Rahel Yitagesu, husband and wife,** hereinafter called the GRANTEES, 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. 4 on the Plan of Final Plat, 2410 Una Antioch Pike, as shown by Plat of record in Instrument No. 20190129-0008425 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to BEN-MAR HOMES INC., by deed of record in Instrument No. 20190723-0072157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2396 Una Antioch Pike, 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/our hands this 7th day of January, 2021.

Ben-Mar Homes Inc,

Sole Owner

Jose Marlon Cedillo Mendoza, Sole Owner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jose Marlon Cedillo Mendoza with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole owner of Ben-Mar Homes, Inc. and that he as such sole owner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as sole owner..

WITNESS my hand and seal this 7th day of January, 2021.

Notary Public
My Commission Expires: _____

File No.: 15180

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024