WARRANTY DEED

Karen Johnson Davidson County
Batch# 611185 DEEDWARR
04/09/2021 09:24:16 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20210409-0047296

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VICKI L. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Micah Gild and David Carl Gild	New Owner	
(NAME)	(NAME)	
108 Sandia Peak Court		135-14-0A-184.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ARON Z. MEBRAHTU, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN MICAH GILD, UNMARRIED, AND DAVID CARL GILD, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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. 184 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase IV of record in Plat Book 6900, Page 524, 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 Aron Z. Mebrahtu, a single man by Warranty deed from Lashun Clayton and Beverly K. Clayton, husband and wife of record in Instrument No. 20161026-0113226 Register's Office for Davidson County, Tennessee, dated October 25, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 108 Sandia Peak Court, 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 06 day of April, 2021

ARON Z. MEBRAHTU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aron Z. Mebrahtu, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2021.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES OCTOBER 2, 2023