WARRANTY DEED

Karen Johnson Davidson County
Batch# 616179 DEEDWARR
04/16/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210416-0050856

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AURORA DAKEWOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-552

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dagnachew K. Bizuneh and Meseret Kibrte	Same As Owner	163 02 0B 002.00
(NAME) 104 Took Drive	(NAME)	
(ADDRESS) Nashville, TN 370136	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthony Ekwo and Helen Amaka Ekwo, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Dagnachew K. Bizuneh and Meseret Kibrte, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of First Amendment, Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., as of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by ratification, dedication, and adoption of Plat recorded in Instrument No. 20050923-0114416, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.
>
> Being the same property conveyed to Anthony Ekwo and Helen Amaka Ekwo, husband and wife, by Special Warranty Deed from ASM Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140609-0050115, in the Register's Office of Davidson County, Tennessee, dated June 06, 2014 and recorded on June 09, 2014.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, byławs, restrictions,

declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 104 Took Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 30th day of March, 2021.

GRANTOR:

Anthony Ekwo

Helen Amaka Ekwo

STATE OF TENNESSEE)

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Anthony Ekwo and Helen Amaka Ekwo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 30 day of March, 2021.

Notary Public

My Commission Expires: 3-17-24

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

