THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210334167** Karen Johnson Davidson County Batch# 622630 DEEDWARR 04/26/2021 02:36:30 PM 3 pgs Fees: $18.00 Taxes: $1,098.90 20210426-0055398	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Etalemahu Tiruneh 3053 Stone Bridge Road Antioch TN 37013	Send Tax Bills To: Pinnacle Bank 150 3rd Ave S #1000 Nash., TN 37201	Tax Information: Tax Parcel ID No. 150-10-0-264.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mina Kheil, married and Atef Awad, married** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Etalemahu Tiruneh, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of 1st Revision to Stonebridge of record in Plat Book 9700, Page 244, 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 Mina Kheil, married and Atef Awad, married, as tenants in common, by Warranty Deed from Nora Kraemer and Kellie Clark and James Wesley Clark and Kaitlin Pike as heirs of Michael L. Clark, deceased, of record in Instrument No. 20210210-0018801 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 10, 2021.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 244, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Book 10164, Page 525, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement and Sanitary Sewer and/or Storm Drainage of record in Book 6396, Page 369 and Book 7133, Page 143, in the Register's Office for Davidson County, Tennessee.

Easement as set out in the Order of Possession of record in Book 8493, Page 704, in the Register's Office for Davidson County, Tennessee.

Permanent Easement and Temporary Construction of record in Book 8657, Page 543, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3053 Stone Bridge Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 16th day of April, 2021.

Mina Kheil

Atef Awad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mina Kheil and Atef Awad, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2021.

Notary Public
My Commission Expires: _____

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

