Name and Address of New Owner:
Tsigewein Tekle and Philippo H. Barkat
1545 Rockglade Run
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 631840 DEEDWARR
05/10/2021 07:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20210510-0061994

Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164 7 A 56.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thawng Sian Khual Thawmte, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tsigewein Tekle and Philippo H. Barkat, joint tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 56 ON THE FINAL PLAT OF HARVEST GROVE, SECTION ONE, (FORMERLY TILLMAN), A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20060726-0090037, AMENDED IN INSTRUMENT NO. 20061116-0142300, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY ADE FOR A MORE COMPLETE AND LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO THAWNG SIAN KHUAL THAWMTE, A SINGLE MAN, BY WARRANTY DEED FROM DIANE WATSON, A SINGLE WOMAN, RECORDED ON SEPTEMBER 27, 2016, OF RECORD IN INSTRUMENT NO. 20160927-0101597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 1545 ROCKGLADE RUN, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of May, 2021.

Thawng Sian Khual Thawmte

Cing Nuam Lun *

* Cing Nuam Lun joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of May, 2021, before me personally appeared Thawng Sian Khual Thawmte and Cing Nuam Lun, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of May, 2021.

Notary Signature
My commission expires: 7.12.24

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

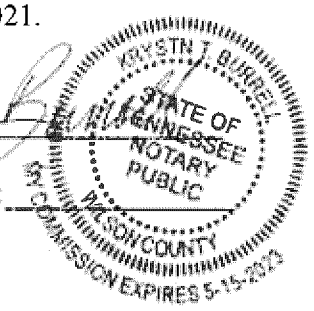
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $317,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of May, 2021.

Notary Public
My commission expires:
File No. 2021-2562



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

