Name and Address of New Owner:
Dawit Fetene
3149 Montgomery Way
Smyrna, TN 37167

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 653082 DEEDWARR
06/09/2021 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20210609-0077594

This Instrument Prepared By:
Macy Steele
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 164-240.00 & 164-054.00

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, **Rhonda Jean Gipson, Administrator of the Estate of Evelyn J. Tomlin**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dawit Fetene,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Parcel 1: Beginning at an iron pin in the southwest corner of the property of William C. Tomlin, recorded in Book 4117, Page 862, of the Register's Office of Davidson County, Tennessee, being a part of the land in the 2nd Civil District of Davidson County, Tennessee, which was conveyed to William C. Tomlin and wife, Evelyn Tomlin, by Installment Deed of record in Book 4574, Page 562, of the Register's Office of Davidson County, Tennessee, thence with the radius of said road 107' to a point; thence north 807.59 feet to a point, with the 807.59 feet being the east most boundary line of Jerry W. Hughes, et ux; thence South 88 degrees 08 minutes East 107.82 feet to point; thence South 5 degrees 35 minutes West 815.2 feet to the point of beginning.

Being a portion of the same property conveyed to William C. Tomlin and wife, Evelyn C. Tomlin, by Warranty Deed from Fannie Mai Whaley and husband, Clarence Whaley, of record in Book 4117, Page 868, Register's Office for Davidson County, Tennessee, dated April 05, 1967 and recorded on April 05, 1967.

Being a portion of the same property conveyed to William C. Tomlin and wife, Evelyn C. Tomlin, by Warranty Deed from George W. Hartley and wife Mary Elizabeth Hartley, of record in Book 4574, Page 562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn J. Tomlin by Quitclaim Deed from William C. Tomlin of record in Book 6537, Page 445, Register's Office for Davidson County, Tennessee, dated March 19, 1985. The said Evelyn J. Tomlin became deceased on or about October 30, 2020, and according to the Affidavit of Heirship of record in Book_202106090077592__, she was survived by her daughter Rhonda Gipson. Reference is also made to Probate Case No. 75PR1-2021-PR-95 in the Rutherford County Probate Court in which Rhonda J. Gipson was issued Letters of Administration.

Parcel 2: Being Land in the 2nd Civil District of Davidson County, Tennessee and being a part of the same parcel of property conveyed to William C. Tomlin and wife, Evelyn J. Tomlin described as follows:

Commencing at an iron pin on the Southwest Corner of Tract II and being 170.62 feet from the Southwest corner of the property of Joe Fults; thence South 89 degrees 08 minutes 2 seconds 36.98 feet to a point ; thence North 5 degrees 36 minutes 52 seconds East 815.18 feet to a point; thence South 87 degrees 35 minutes 2 seconds East 199.11 feet to a point; thence South 11 degrees 14 minutes 32 seconds West 652.90 feet to a point; thence South 2 degrees 3 minutes 10 seconds East 165 feet to the point of beginning, this tract containing approximately 3.03 acres more or less.

Being a portion of the same property conveyed to William C. Tomlin and wife, Evelyn C. Tomlin, by Warranty Deed from Fannie Mai Whaley and husband, Clarence Whaley, of record in Book 4117, Page 868, Register's Office for Davidson County, Tennessee, dated April 05, 1967 and recorded on April 05, 1967.

Being a portion of the same property conveyed to William C. Tomlin and wife, Evelyn C. Tomlin, by Warranty Deed from George W. Hartley and wife Mary Elizabeth Hartley, of record in Book 4574, Page 562, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn J. Tomlin by Quitclaim Deed from William C. Tomlin of record in Book 6537, Page 441, Register's Office for Davidson County, Tennessee, dated March 19, 1985. The said Evelyn J. Tomlin became deceased on or about October 30, 2020, and according to the Affidavit of Heirship of record in Book_202106090077593__, she was survived by her daughter Rhonda Gipson. Reference is also made to Probate Case No. 75PR1-2021-PR-95 in the Rutherford County Probate Court in which Rhonda J. Gipson was issued Letters of Administration.

Being also known as 0 Hamilton Church Road, Antioch, TN 37013. TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 4th day of June, 2021.

Estate of Evelyn J. Tomlin

By: Rhonda Jean Gipson (SEAL)
Rhonda Jean Gipson, Administrator

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of June, 2021, before me personally appeared Rhonda Jean Gipson, Administrator of the Estate of Evelyn J. Tomlin, 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 4th day of June, 2021.

MACY EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

Notary Signature
My commission expires: March 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
(TN))
COUNTY OF ~~RUTHERFORD~~ Williamson

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 $210,000.00, 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 June, 2021.

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Notary Public
My commission expires:
File No. 2021-04-173

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021