This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 657103 DEEDWARR
06/15/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20210615-0080771

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $332,500

Affiant Signature

Subscribed and sworn to before me on this the 3rd Day of June 2021

Notary Public

My Commission expires _____/_____/_____

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

NAME AND ADDRESS OF PROPERTY OWNER:
Zelalem Kidana
104 Rockglen Ct.
Antioch TN 37013

SEND TAX BILLS TO: 9311 San Pedro #100 San Antonio, TX 78216
~~New Owner~~ SWBC
MAP AND PARCEL NUMBER: Tax ID #: 164100A01500CO

WARRANTY DEED

21NT01078

Effective the 3rd Day of June, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nicole McClain, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zelalem Kidana, a married man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 15 of Village One Summerfield of record in Instrument #20002110014170, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole McClain, an unmarried woman, by Warranty Deed from KBRG of Nashville, LLC, dated 07/01/2002 and recorded 07/08/2002 as Instrument No. 20020708-0081601, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 104 Rockglen Ct, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 3rd day of June, 2021

Nicole S McClain Walker

Nicole McClain

State of Tennessee }
County of Robertson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nicole McClain**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2-26-24

LAKRISHA WEST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2024
ROBERTSON COUNTY

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

