Karen Johnson Davidson County
Batch# 662197 DEEDWARR
06/22/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20210622-0084246

**WARRANTY DEED**

KINA TANNEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/18/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.22.2023

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4066

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Luis Ricardo Vargas Haro** | | 148-14-0-099.00 |
| 4000 Keeley Drive | | |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Selamawit D Thomas, married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Luis Ricardo Vargas Haro, unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, 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 Selamawit D. Thomas by Warranty deed from Roy Butner and wife, Patricia Butner, and Emma Juanita Edwards and husband, David Edwards of record in Instrument No. 20050620-0069900 Register's Office for Davidson County, Tennessee, dated May 31, 2005 and recorded on June 20, 2005. (Value of consideration shown in aforementioned deed $140,000.00.) Being also known as 4000 Keeley Drive Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

Taddesse Essa joins in the execution of this instrument for the purpose of conveying his/her interest/marital or otherwise in the above described property.

This is property known as 4000 Keeley Drive 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my hand on June 18, 2021}.

Selamawit D. Thomas

Tadesse Essa

Selamawit D. Thomas Tadesse Essa

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Selamawit D. Thomas and Tadesse Essa, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 18, 2021.

Notary Public

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

My Commission Expires: _____

**File #: 2021-4066**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**270 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

