This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 666001 DEEDWARR
06/25/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210625-0086816

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 17th day of June, 2021.

Notary Public
My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

WARRANTY DEED

Address of New Owner:
Yetim Abebe
1208 Sundown Ct
Antioch, TN 37013

Send Tax Bill to:
Pinnacle Bank
150 3rd Ave S #1000
Nashville, TN 37201

Tax Information:
182-01-0A 132.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA A. MCCASKILL AND ANTONE H. MCCASKILL, wife and husband,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **YETIM ABEBE, a single woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the plan of Phase Two, Sunset Hills Subdivision, RS-10 Subdivision Cluster Lot Option, a Planned Unit Development, of record in Instrument Number 20100222-0013295, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Teresa A. McCaskill and Antone H. McCaskill, wife and husband, by Warranty Deed dated 8/7/2014, from Lifestyle Home Builders, Inc., a Tennessee corporation, of record in Instrument Number 20140812-0072592, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1208 Sundown 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 17th day of June, 2021.

Teresa A. McCaskill

Antone H. McCaskill

STATE OF TENNESSEE
COUNTY OF Davidson

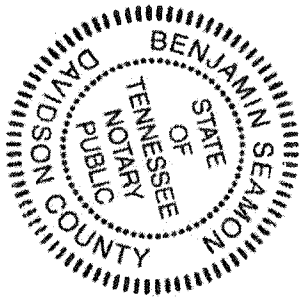
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Teresa A. McCaskill and Antone H. McCaskill, with** whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2021.

My commission expires:

9-6-22

Notary Public



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

