Karen Johnson Davidson County
Batch# 685014 DEEDWARR
07/28/2021 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210728-0101328

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00
Kristin Burrell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23rd DAY OF July, 2021
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Adugna Ketero	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 2609 Ravine Dr	(NAME) SWBC 9311 San Pedro #100	135160A05300
(ADDRESS) Nash., TN 37217	(ADDRESS) San Antonio, Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lewis H. Armstrong Jr. and Christy Armstrong, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adugna Asrat Ketero, married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 82, in the Plan of Subdivision of Tract 8, 9 and 10 of Nashboro Village, of record in Plat Book 5200, Page 186-189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lewis H. Armstrong, Jr., married, by virtue of that certain Warranty Deed dated July 13, 2007, and being of record at Instrument No. 20070717-0085049 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Plat Book 5200, Page 186-189, Declaration of Restrictions, Protective Covenants and Easements recorded at Book 4827, Page 14, Book 5465, Page 561, Book 5588, Page 429, Book 7751, Page 907, Book 5425, Page 297, Instrument No. 20001031-0108075 and 20210301-0025406, By-Laws of record in Instrument No. 20150914-0093006, 20160516-0048519, 20180612-0056546, 20190531-0051795 and 20201027-0124256, Charter recorded at Book 4828, Page 834 and Book 5576, Page 419, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2609 Ravine Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with 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 is 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 this 23 day of July, 2021.

Lewis H. Armstrong Jr.

Christy Armstrong

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lewis H. Armstrong Jr. and Christy Armstrong**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of July, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

J. Carlton Drumwright

July 23, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 23, 2021.

Notary

My Commission Expires: 12/18/22

