WARRANTY DEED

Karen Johnson Davidson County
Batch# 700198 DEEDWARR
08/18/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210818-0111569

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Mehari Tire and Meselu Mehari	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1545 Celebration Way	(NAME)	172080B00500CO
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(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, I, **Elaine Rucker, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mehari Tire and Meselu Mehari, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the revised Final Plat of Bridle Downs, Phase I, as of record in Book 6900, Pages 701-703, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elaine Rucker and husband, Robert Rucker, by virtue of that certain Deed dated April 28, 1997, and being of record at Book 10433, Page 761 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 701-703, Book 8169, Page 240 and Instrument No. 20140513-0040944, Declaration of Restrictions, Protective Covenants and Easements recorded at Instrument No. Book 7448, Page 772, Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, By-Laws of record in Book 8814, Page 639, Charter recorded at Instrument No. Book 8814, Page 604, Easements of record at Instrument No. Book 7797, Page 477, Agreement of record in Book 7266, Page 813 **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 1545 Celebration Way Nashville, TN 37211
(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 1st day of June, 2021.

Elaine Rucker

Elaine Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 1st day of June, 2021.

Notary Public
My Commission Expires: 1-6-25

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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6.7.21 (date of document).

Connie Taylor
Affiant Signature

6.7.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

