Karen Johnson Davidson County
Batch# 700465 DEEDWARR
08/18/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210818-0111934

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson (MG) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00 Hannah Stanford AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/13/2021. Madison Gonzalez NOTARY PUBLIC MY COMMISSION EXPIRES _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4381

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ling Thang and Ling OY	New owner	173-04-0A-307.00-CO
5412 Oak Chase 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,

Yohannes Lemma and Hana Yidenekal, husband and wife

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

Ling Thang and Ling OY, husband and wife

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.251 on the Plan of Oak Highlands, Phase Three, 1st Revision of record in Plat at Instrument No. 20020122-0008284, 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 Yohannes Lemma and Hana Yidenekal, husband and wife by Warranty deed from Muhamad Alotoom, married of record in Instrument No. 20170124-0007734 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 24, 2017. (Value of consideration shown in aforementioned deed $257,500.00.) Being also known as 5412 Oak Chase 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.

This is property known as 5412 Oak Chase 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 August 13, 2021}.

Yohannes Lemma

Hana Yidenekal

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Yohannes Lemma and Hana Yidenekal, 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 August 13, 2021.

Notary Public

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

My Commission Expires: _____

File #: 2021-4381

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/13/21.

Affiant Signature

8/16/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON