This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 703672 DEEDWARR
08/24/2021 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20210824-0114219

WARRANTY DEED

THIS INDENTURE, made this 18th day of August, A.D., 2021, by and between

Charvette M. Baisden An unmarried person

First Parties, and

Ephrem Wubneh, unmarried man

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land situated in Davidson County, Tennessee, being more particularly described as Lot 15 as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number 20161109-0118395 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charvette M. Baisden, an unmarried woman by Deed dated November 22, 2017 from Lennar Homes of Tennessee, LLC, a Delaware limited liability company, recorded November 27, 2017, in Instrument Number 20171127-0120540, in the Official Records of Davidson County, Tennessee.

OWNER:
Ephrem Wubneh
2181 Postings Point
Antioch TN 37013

RESPONSIBLE TAXPAYER:
New owner

CLT # 164030A01500CO

MR-GR-APRO326617

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Charvette M Baisden x _____

Charvette M. Baisden

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Charvette M. Baisden An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 20 21.

✓ K D Sykes

Notary Public

My Commission Expires: ✓ Sept 7, 2021

KEVIN D. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 370,000.00.

Charlotte M. Davidson
Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 28th day of JUNE, 2021.

K D Sykes
Signature of Notary Public

Notary Seal

Kevin D Sykes
Printed Name of Notary

Sept 7, 2021
Commission Expiration



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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 6/28/21 (date of document).

Connie Taylor
Affiant Signature

8/23/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

