Karen Johnson Davidson County
Batch# 711215 DEEDWARR
09/08/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20210908-0119905

Name and Address of New Owner:
Samrawit Tilahun
558 Bradburn Village Circle
Antioch, TN 37013

Send Tax Bills To: Pinnacle Bank
150 3rd Avenue S, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164060B06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Doniel Williams**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samrawit Tilahun, an unmarried woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING all of Unit 112, on the plan of Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record, in Instrument No. 200608160101099, First Amendment in Instrument No. 200707170084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Doniel Williams by Warranty Deed from Troika Hanna and Jacqueline Patterson Hanna, recorded on February 16, 2016, of record in Instrument No. 20160216-0014507, Register's Office for Davidson County, TN.

This is improved property known as 558 Bradburn Village Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of August, 2021.

(SEAL)
Doniel Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2021, before me personally appeared Doniel Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $222,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:
File No. 2021-3213

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 August 27, 2021.

J. Carlton Drumwright

August 27, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 27, 2021.

Notary

My Commission Expires: 12/18/22

