Karen Johnson Davidson County
Batch# 714704 DEEDWARR
09/13/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210913-0122185

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13070-TC

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2021.

Notary Public
My Commission Expires: _____

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 6-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Teshome Ayalew and Aster Girma 118 Nashboro Greens Nashville TN 37217	Teshome Ayalew + Aster Girma 118 Nashboro Greens Nashville, TN 37217	135-11-C-32.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ernie Freeman, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Teshome Ayalew and Aster Girma**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: * Husband and Wife

BEING a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 32, together with the appurtenant common elements of Nashboro Village – Tract 18, Phase One, The Greens, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Greens Homeowners Association, of record in Book 11703, page 581; as amended and supplemented in Instrument No. 200006270063887; Instrument No. 20010322-0027767; Instrument No. 20021211-0152723; and in Instrument No. 20070118-0007533, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Horizontal Property Regime Private Element Plat, Phase One, Nashboro Village – Tract 18, of record in 11700, page 48; which amends plan of record in Book 9700, page 968, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nashboro Village – Tract 18, Phase One, The Greens, provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plans, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ernie Freeman, a single person by Warranty Deed from Westminster Homes of Tennessee, Inc., dated November 27, 2000, recorded November 30, 2000, of record in Instrument No. 20001130-0117519, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **118 Nashboro Greens, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2021.

GRANTOR:

Ernie Freeman

STATE OF TN
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ernie Freeman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2021.

Notary Public
My Commission expires:

JOHN THOMAS JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires: May 8, 2023

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 30 21 *(date of document)*.

Rayna Ingram 9-9-21

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 9th day of September, 2021.

Shelly M Walling

Notary Public

MY COMMISSION EXPIRES:

