Karen Johnson Davidson County
Batch# 727056 DEEDWARR
09/29/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210929-0131256

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH21-02698

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aklilu Menedesil 2962 Baby Ruth Lane Unit 17 Antioch, TN 37013	New Owner	163 11 0D 017.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rahel G Mekonnen, Unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aklilu Menedesil, Unmarried** , hereinafter called the Grantees, their successors 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 Unit 17, Hickory Place Townhouses, a Planned Unit Development, of record in Book 11190, Page 54, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rahel G. Mekonnen, a single female, by Warranty Deed from Darlin Peoples and wife, Janise Peoples, husband and wife, of record in Instrument No. 20131205-0124066 in the Register's Office of Davidson County, Tennessee, dated November 27, 2013 and recorded on December 5, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2962 Baby Ruth Lane Unit 17, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of September, 2021

Rahel G Mekonnen

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 24 day of Sept, 2021, before me personally appeared Rahel G Mekonnen, 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 (or person's) free act and deed.

Robin Zaleski

Notary Public

My Commission Expires: 09/24/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 9-24-21 *(date of document)*.

Rayna Ingram 9.28.21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of September, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022