THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 727962 DEEDWARR
09/30/2021 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20210930-0131623

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Tesfaye T. Mendaga and Tsehay D. Atraga 620 Copper Ridge Trail Antioch, TN 37013	Pinnacle Bank 150 3rd Ave S #1000 Nashville, TN 37201	173-04-0A-251-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Olusegun Ojo-Daniel and Victoria Ojo-Daniel, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Tesfaye T. Mendaga and Tsehay D. Atraga, Husband and Wife**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 380, on the Plan of Phase Two, Oak Highlands, a planned Unit Development, as the same appears of record in Instrument No. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Olusegun Ojo Daniel and Victoria Ojo Daniel, husband and wife, by Warranty Deed from WRI- Nashville Residential Fund II, LLC, of record on August 8, 2013, at Instrument No. 20130806-0082228, Davidson County Register of Deeds.

This is property commonly known as 620 Copper Ridge Trail Antioch, TN 37013.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 23rd **day of September, 2021**:

Olusegun Ojo-Daniel

Victoria Ojo-Daniel

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Olusegun Ojo-Daniel and Victoria Ojo-Daniel,** the bargainors, 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 and official seal, this 23 day of September, 2021:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$502,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23rd DAY OF September, 2021.

Notary Public

My Commission Expires: _____

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

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 September 24, 2021.

J. Carlton Drumwright

September 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 24, 2021.

Notary

My Commission Expires: 12/18/22

