THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937506** Karen Johnson Davidson County Batch# 740179 DEEDWARR 10/20/2021 11:14:30 AM 3 pgs Fees: $18.00 Taxes: $2,275.50 20211020-0140773	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Lwam L Tekie Affiant Subscribed and sworn to before me, this 15th day of October, 2021. Notary Public My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: Lwam Tekie and Emnet Hagos 101 Harding Road Court Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-08-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grant Michael Gardner and Megan Kerrigan Gardner, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lwam L. Tekie, unmarried, and Emnet G. Hagos, unmarried, as Tenants in Common with the Right of Survivorship**
, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GRANT MICHAEL GARDNER and MEGAN KERRIGAN GARDNER, HUSBAND AND WIFE, by deed from COLT W. MARTIN AND AMY MARTIN, HUSBAND AND WIFE, of record in Instrument No. 20190603-0052522 , dated May 29, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 129-08-0-076.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12 , 13 & 14, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3640, page 40, as amended in Book 3577, page 511, and Book 3702, page 465, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of Railroad.

This is improved property located at 101 Harding Road Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of October, 2021.

Grant Michael Gardner

Megan Kerrigan Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Grant Michael Gardner and Megan Kerrigan Gardner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____

True Copy Certification

I, **Kaz Arbogast,** 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 this the 15th day of October, 2021.

Affiant Signature
Date 10/15/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES:

