Karen Johnson Davidson County
Batch# 747416 DEEDWARR
11/01/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20211101-0146158

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7630

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October, 2021

Notary Public

Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
NR SN Tennessee A, LLC, a Delaware limited liability company 8390 E. Via de Ventura F-110, #303 Scottsdale, AZ 85258	New Owner	162-02-0A-027.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Daniel Ghilwet and Semhar Ghebreselasie Ghilwet, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NR SN Tennessee A, LLC, a Delaware limited liability company

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat Section Two Spencer Hill "Cluster Lot Subdivision", as shown by plat of record in Plat at Instrument No. 20071115-0134114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Austin Harrison and Alana Harrison, husband and wife by Warranty deed from Gregory Grissom, unmarried of record in Instrument No. 20160126-0007223 Register's Office for Davidson County, Tennessee, dated January 20, 2016 and recorded on January 26, 2016. (Value of consideration shown in aforementioned deed $182,000.00.)

Being the same property conveyed to Daniel Ghilwet and Semhar Ghebreselasie Ghilwet, husband and wife by Warranty deed from Austin Harrison and Alana Harrison, husband and wife of record in Instrument No. 20200910-0103041 Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on September 10, 2020. (Value of consideration shown in aforementioned deed $285,000.00.)

Being also known as 4908 Luker Lane, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

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 so 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. 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.

Dated this the 27th day of October, 2021.

Daniel Ghilwet

Semhar Ghebreselasie Ghilwet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Ghilwet and Semhar Ghebreselasie Ghilwet** 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 at Brentwood, Tennessee this 27th day of October, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-27-2021.

Affiant
Date: October 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2024