Karen Johnson Davidson County
Batch# 749769 DEEDWARR
11/05/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $871.35
20211105-0147893

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Josephine Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Cheatham	New owner	
(NAME)	(NAME)	
3001 Hamilton Church Rd, #407	3001 Hamilton Church Rd #407	163040A40700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lula D. Woldu** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josephine Cheatham, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 407, Hamilton Crossings (erroneously referred to as Closings in prior deed) Townhomes, a Planned Unit Development, of record at Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lula D. Woldu, a single woman, by virtue of that certain Warranty Deed dated February 16, 2017, and being of record at Instrument No. 20170217-0016781 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3001 Hamilton Church Rd. #407 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th th day of October, 2021.

Lula D. Woldu by [signature], Attorney-In-Fact

Lula D. Woldu by Michael Tesfahuney, Attorney-In-Fact

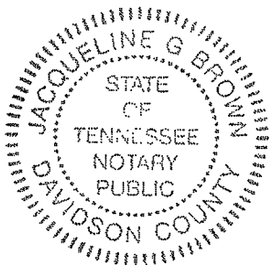
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Tesfahuney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lula D. Woldu, and who acknowledged executing the same as the free act and deed of Lula D. Woldu.

Witness my hand and official seal, this 28th day of October, 2021.

Notary Public [signature]

My Commission Expires: 1-8-22



Certificate of Authenticity

I, Holly A. Mason, 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 10/29/21.

Affiant Signature

10/29/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22