Karen Johnson Davidson County
Batch# 754033 DEEDWARR
11/12/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211112-0151012

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTI T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-15-2023

04-NSH21-03041

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Biniyam Jembere and Eyerusalem Bekele 2944 Harbor Lights Drive Nashville, TN 37217	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	136-05-0A-017.00-CO

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, **Elsa Haile Woldesslasia**,**married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Biniyam Jembere and Eyerusalem Bekele**, **husband and wife** 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 Lot No. 17 on the Plan of Bayview Estates, Phase One, First Revision, a Planned Unit Development, of record in Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elsa Woldesslasia and Samuel H. Asmelash, a married couple by Warranty Deed from Said Altiti and Nawal Altiti, a married couple of record in Instrument No. 20140811-0071975 Register's Office for Davidson County, Tennessee, dated August 07, 2014 and recorded on August 11, 2014. (Value of consideration shown in aforementioned deed $162,000.00.).

Being the same property conveyed to Elsa Haile Woldesslasia by Quitclaim Deed from Samuel Asmelash of record in Instrument No. 20170920-0096499 Register's Office for Davidson County, Tennessee, dated September 12, 2017 and recorded on September 20, 2017. Marital Dissolution Agreement filed in the Fourth Circuit Court for Davidson County, Tennessee, Civil Action No. 16D1641. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2944 Harbor Lights Drive Nashville, Tennessee 37217.

Elsa Haile Woldesslasia is married and this property has never been the principal residence of her spouse.

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: 2944 Harbor Lights Drive, Nashville, TN 37217

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 5th day of November, 2021

Elsa Haile Woldesslasia

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 5 day of Nov, 20 21, before me personally appeared Elsa Haile Woldesslasia, 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.

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 November 5, 2021.

J. Carlton Drumwright

November 5, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 5, 2021.

Notary

My Commission Expires: 12/18/22

