Karen Johnson Davidson County
Batch# 761659 DEEDWARR
11/29/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,229.88
20211129-0157145

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $332,400.00

Sworn to and subscribed before me this 20th day of September, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Expires 11.8.21

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Nebiat Sahlu		149-15-0A-170.00-CO
917 Mulberry Hill Place	New Owner	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trendmark Construction, LLC, a Tennessee limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nebiat Sahlu, an unmarried man, sole ownership,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Phase VII, Cambridge Forest of record in Instrument No. 20190325-0026968 and Certificate of Correction in Instrument No. 20200127-0009439, 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 Trendmark Construction, LLC, a Tennessee limited liability company by Warranty deed from Danco Property Investment LLC, a Tennessee limited liability company of record in Instrument No.20210224-0022693, Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 24, 2021.

This is improved property known as **917 Mulberry Hill, Antioch, Tennessee 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 20th day of September, 2021

Trendmark Construction, LLC, a Tennessee limited liability company

BY: _____
Brent G. Hopper, sole member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brent G. Hopper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Trendmark Construction, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument by signing Trendmark Construction, LLC, a Tennessee limited liability company by Brent G. Hopper, sole member for the purpose therein contained.

Witness my hand and seal, this 20th day of September, 2021.

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9.20.21 (date of document).

Connie Taylor
Affiant Signature

9.20.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.24

NOTARY'S SEAL

