

Karen Johnson Davidson County
Batch# 773622 DEEDWARR
12/14/2021 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20211214-0165334

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $603,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 **DAY OF DECEMBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

06-NSH21-03269

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amha Aklilu and Adey Wassie 308 Lois Aly Nashville, TN 37214	New owners	085-14-0B-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, **Terry D. Gilbert and Raylene Gilbert, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amha Aklilu and Adey Wassie,** 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 Final Plat of Donelson Downs, a Planned Unit Development of record in Plat at Instrument No. 20190221-0015852, 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 Terry D. Gilbert and Raylene Gilbert, husband and wife by Warranty Deed from Ryan Roller and Melia Roller, husband and wife of record in Instrument No. 20201118-0136055 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 18, 2020.

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: 308 Lois Aly, Nashville, TN 37214

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 9 day of December, 2021

Terry D. Gilbert

Terry D. Gilbert

Raylene Gilbert

Raylene Gilbert

STATE OF FLORIDA

COUNTY OF Bay

On this 9 day of December, 2021, before me personally appeared Terry D. Gilbert and Raylene Gilbert, 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.

Jessica Thompson

Notary Public



My Commission Expires: 12/10/22

I, Emily Prophet, 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 12.9.21 (date of document).

Affiant Signature

12.10-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10 day of December, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

