Karen Johnson Davidson County
Batch# 782640 DEEDWARR
01/03/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220103-0000182

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 09/21/2024

(AFFIX SEAL)

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

04-NSH21-03312

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tanene Yalew and Selamawit Abegaz 3264 Cain Harbor Drive Nashville, TN 37214	New Owner	062-02-0A-313.00-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, **Anthony R. Bodoh and wife, Julie B. Bodoh**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tamene Yalew and Selamawit Abegaz, 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. 278 on the Plan of RIVER TRACE ESTATES, PHASE 2 - SECTION 6, of record in Plat at Instrument Number 200106050058138, 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 Anthony R. Bodoh and wife, Julie B. Bodoh by Warranty deed from Capitol Homes, Inc., of record in Instrument No. 20020624-0075536 Register's Office for Davidson County, Tennessee, dated May 16, 2002 and recorded on May 24, 2002. (Value of consideration shown in aforementioned deed $145,783.00.) Being also known as 3264 Cain Harbor Drive Nashville, Tennessee 37214.

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: 3264 Cain Harbor Drive, 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 21st day of December, 2021

Anthony R. Bodoh

Julie B. Bodoh

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 21 day of December 2021, before me personally appeared Anthony R. Bodoh and Julie B. Bodoh, 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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 12-21-21 *(date of document)*.

Rayna r Ingram 12.27.21
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 27th day of December, 2021.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES:

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

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