Karen Johnson Davidson County
Batch# 784533 DEEDWARR
01/04/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20220104-0001507

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216022 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$430,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 12th day of November, 2021. Notary Public My Commission Expires: 09/21/2024

WARRANTY DEED

THIS INDENTURE, made this 12th day of November, 2021, among:

SABAH H. MOHAMMAD AND ENAM K. MOHAMMAD, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ALEBACHEW TESHOME AND ASEGEDECH LALAHUN, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 338 on the Plan of Final Plat Section Four Oak Highlands, a Planned Unit Development of record in Instrument No. 20040128-0010664, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Sabah H. Mohammad, married by Warranty Deed from S & Y Construction, Inc. dated July 13, 2007 and filed of record in Instrument No. 20070716-0084254, Register's Office for Davidson County, Tennessee. And further conveyed to Sabah H. Mohammad and wife, Enam K. Mohammad by Quitclaim Deed dated August 10, 2007 and filed of record in Instrument No. 20070810-0096093, said Register's Office.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sabah H. Mohammad

Enam K. Mohammad

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Sabah H. Mohammad and Enam K. Mohammad, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Alebachew Teshome and
Asegedech Lalahun
Address: 5558 Oak Chase Dr
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Alebachew Teshome & Asegedech Lalahun
Address: 5558 Oak Chase Dr
City, State, Zip: Antioch, TN 37013

Tax ID: 173-04-0A-370.00-CO

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 November 12, 2021 *(date of document)*.

Rayna Ingram
Custodian's Signature

12/29/21
date

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Robin Zaleski
Notary Public

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES: 09/21/2024