Send Tax Statements To:
~~New Owner~~ SWBC
9311 San Pedro #100
San Antonio, TX 78216

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Habtamu Wondemagegn
6529 Arvington Way
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 151-9-A1107CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BERNADEEN WILLIAMS, UNMARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **HABTAMU AYALEW WONDEMAGEGN, MARRIED MAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Phase I, Section I, Long Hunter Chase of record in Plat Book 7900, Page (s) 829 through 831, inclusive, 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 Bernadeen Williams, by deed from Secretary of Veterans Affairs, dated March 13, 2013, appearing of record in Instrument No. 20130325-0028994, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants contained in instrument of record in Book 9430-251, and amended in Book 9534-938 and 942; HOA Charter of record in Book 9433-953; QuitClaim Deed for Common Area of record in Book 9432-792; and to any and all matters shown on said plat and survey of record in Plat Book 7900-829, 830, 831; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **HABTAMU AYALEW WONDEMAGEGN, MARRIED MAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

Karen Johnson Davidson County
Batch# 792296 DEEDWARR
01/18/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20220118-0006837

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of January, 2022.

Bernadeen Williams

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ MADISON)
MP

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Bernadeen Williams and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 10th day of January, 2022.

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

NOTARY PUBLIC
My Commission Expires: 10-23-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $397,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 10th day of January, 2022.

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

NOTARY PUBLIC
My Commission Expires:

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 January 10, 2022.

J. Carlton Drumwright

January 10, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 10, 2022.

Notary

My Commission Expires: 12/18/22

