Karen Johnson Davidson County
Batch# 795291 DEEDWARR
01/26/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,303.33
20220126-0009252

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gizaw Biru	New Owner	Parcel ID: 149-03-0A-044.00
(NAME) 3224 Clapham Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Phillip Henry and Dymonde Henry, Heirs of Phillip Denard Henry,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gizaw Biru,** hereinafter called the Grantees, their heirs 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. 81 on the Plan of Chelsea Village Addition, Section 1, as of record in Plan Book 7900, Page 704, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phillip D. Henry, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., also known as the United States Department of Housing and Urban Development dated August 31, 1999, recorded September 20, 1999, of record in Book 11666, Page 984 Register's Office for Davidson County, Tennessee. The said Phillip D. Henry a/k/a Phillip Denard Henry having since died on April 29, 2019 with his interest of said property being divided equally among the heirs as set out in Affidavits of Heirship, simultaneously recorded herewith of record in Record Book _____, Page _____, and Record Book _____, Page _____, said Register's Office.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3224 Clapham Road, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29 day of NOVEMBER, 2021

Phillip Henry

Dymonde Henry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Phillip Henry and Dymonde Henry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

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 11.29.21 (date of document).

Connie Taylor
Affiant Signature

11.29.21
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

