WARRANTY DEED

Karen Johnson Davidson County
Batch# 832144 DEEDWARR
03/31/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20220331-0037281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTY THOUSAND AND 00/100 (360,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KRISTIN BURRELL WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Habte Soloman and Mekdes Melaku (NAME)	SWBC Mortgage (NAME)	**133-12-0-232**
4013 Scotwood Drive Nashville, TN 37211 (ADDRESS)	9311 San Pedro #100 San Antonio, TX 78216 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of March, 2022, the undersigned, **OLIVIA MASON, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SOLOMAN HABTE AND MELAKU M. MEKEDES, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4013 SCOTWOOD DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section Three, Greenwood Hills, of record in Plat Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more description of the property.
>
> Being the same property conveyed to Olivia Mason, a single woman, by Warranty Deed from Bo Albert Larssen, of record in Instrument No. 20190612-0056342, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019 and recorded on June 12, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of March, 2022.

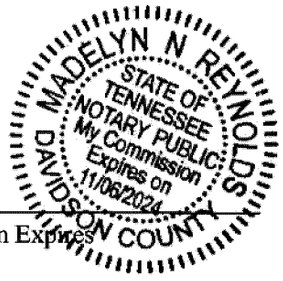
GRANTOR: Olivia Mason

Olivia Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Olivia Mason**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of March, 2022.



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 March 23, 2022.

J. Carlton Drumwright

March 23, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 23, 2022.

Notary

My Commission Expires: 12/18/22

