WARRANTY DEED

Karen Johnson Davidson County
Batch# 838652 DEEDWARR
04/12/2022 12:35:28 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20220412-0042322

BS-EY-22-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eshetu Yelemwossen and Azeb Yifru	**New Owner**	
(NAME)	(NAME)	**087-00-0-026.00**
6138 N New Hope Rd		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN J. FOLEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ESHETU YELEMWOSSEN AND AZEB YIFRU,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a part of Lot No. 8 on the plan of the lands of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, County Court for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 91 feet north of a stake in the common corner of Johnson, McNish and Hayes Tracts of land; thence North 3 Degrees, 30' East, 108 feet to a stake; thence East 324 feet to a stake; thence South 3 Degrees 30' West 108 Feet to a stake; thence West 324 Feet to the point of beginning. A 12 foot right-of-way extends from the Southeast corner of said property due East 349 feet, more or less, to the New Hope Road through Hayes property.

Being the same property conveyed to Brian J. Foley, a married man by Warranty deed from Kaela M. Miller and Frederick Miller, wife and husband, and Carmen Williams, married of record in Instrument No. 20170104-0000648 Register's Office for Davidson County, Tennessee, dated December 28, 2016 and recorded on January 04, 2017.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Minute Book "H", Page 690, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6142 N New Hope Rd., Hermitage, Tennessee 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF APRIL, 2022.

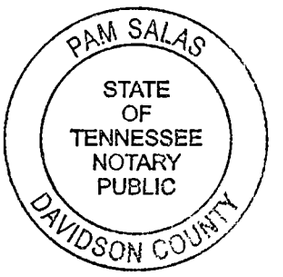
Brian J. Foley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN J. FOLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2022.

Pam Salas
Notary Public
My Commission Expires: 12-5-2025
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212