Karen Johnson Davidson County
Batch# 859011 DEEDWARR
05/19/2022 10:36:16 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20220519-0057997

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

05-NSH22-04163

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tomas Barrientos, Jr. 279 Cobblestone Place Dr Goodlettsville, TN 37072	United Wholesale Mortgage 585 South Blvd. E Pontiac, MI 48341	034-01-0F-121.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mezghebe, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tomas Barrientos Jr., A Single Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. 121 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305 Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Haile Mezghebe, married man by Warranty Deed from KVR Homes, LLC of record in Instrument No. 20180302-0020106 Register's Office for Davidson County, Tennessee, dated February 27, 2018 and recorded on March 02, 2018 and re-recorded dated March 07, 2018 on Official recorded in Instrument No 20180307-0021509. (Value of consideration shown in aforementioned deed $180,900.00.)

Being the same property conveyed to Mezghebe, LLC, a Tennessee limited liability company by Quitclaim Deed from Haile M. Mezghebe of record in Instrument No. 20210302-0026348 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on March 2, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 279 Cobblestone Place Dr, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of May, 2022

Mezghebe, LLC, a Tennessee Limited Liability Company

BY: _____
Haile M. Mezghebe, Member

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, of the state and county mentioned, personally appeared Haile M. Mezghebe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Mezghebe, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Mezghebe, LLC, a Tennessee limited liability company.

Witness my hand and seal, at office in HENDERSONVILLE TN this 16th day of MAY, 2022.

_____
Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026