When recorded, return to:
Closed Title
278 Franklin Rd, Ste 160
Brentwood, TN 37072
File Number: _____

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-16550-kp

Karen Johnson Davidson County
Batch# 870787 DEEDWARR
06/14/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220614-0067295

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2022.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shemeles Negash 413 London Court Antioch, TN 37013	Pinnacle Bank 150 3rd Ave S, Suite 1000 Nashville, TN 37201	149 02 0D 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Pamela Coleman, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shemeles Negash, unmarried man**,hereinafter called the Grantee(s), his/her/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. 26 on the Plan of Piccadilly Subdivision, Section Four of record in Plat Book 6900, Page 481, 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 Pamela Royster, an unmarried woman, by Warranty Deed from Allison Y. Patton, an unmarried person, of record in Instrument No. 20200511-0048360, in the Register's Office of Davidson County, Tennessee, dated April 29, 2020 and recorded on May 11, 2020. Pamela Royster having since married and is now known as Pamela Coleman.

Victor Coleman hereby joins this conveyance for the express purpose of relinquishing all his right, title, and interest to said property, marital or otherwise.

This is improved property located at: **413 London Court, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd June day of ~~May~~, 2022.

GRANTORS:

Pamela Coleman

Victor Coleman

STATE OF Kentucky
COUNTY OF Hardin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela Coleman and Victor Coleman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd June day of ~~May~~, 2022.

Bernice West
Notary Public
My Commission expires: 9-17-23

BERNICE WEST
Notary Public - State at Large
State of Kentucky
Notary ID # 630040
My Commission Expires Sep. 17, 2023

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 May 16, 2022.

J. Carlton Drumwright

May 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 16, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY