Karen Johnson Davidson County
Batch# 872623 DEEDWARR
06/16/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220616-0069001

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17711-MC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

04-NSH22-04283

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kirollos Bebawe 2396 Una Antioch Pike Antioch, TN 37013	New Owner Pinnacle Bank 150 3rd Ave S. Ste 1000 Nashville Tn 37201	149-00-0-394.00

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, **Tesfaye Araya and Rahel YitaGesu, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kirollos Bebawe, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of 2410 Una Antioch Pike of record in Plat at Instrument No. 20190129-0008425, 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 a portion of the same property conveyed to Ban-Mar Homes Inc by Warranty Deed from Arup Bandyopadhyay and wife, Nandita Bandyopadhyay of record in Instrument No. 20190723-0072157 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 23, 2019. (Value or consideration as shown in aforementioned deed $80,000.00.)

Being the same property conveyed to Tesfaye Araya and Rahel YitaGesu, husband and wife by Warranty Deed from Ben-Mar Homes Inc. of record in Instrument No. 20210108-0003867 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 08, 2021. (Value of consideration shown in aforementioned deed $330,000.00.)

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: 2396 Una Antioch Pike, 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, 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 10th day of June, 2022

Tesfaye Araya

Rahel YitaGesu

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tesfaye Araya and Rahel YitaGesu, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 10th day of June, 2022

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 10, 2022

Storey Carver
Affiant Signature

6/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

