Karen Johnson Davidson County
Batch# 878694 DEEDWARR
06/27/2022 10:47:41 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220627-0073179

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Merfat Gadelseed 57 Benzing Rd Antioch, TN 37013	Merfat Gadelseed 57 Benzing Rd Antioch, TN 37013	162-08-0-028.00-000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trimetal Contractors Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Merfat Gadelseed, a married woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Antioch Park, Section I of record in Plat Book 3600, Page 96, 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 Roger Applegate and wife, Deborah Applegate by Warranty deed from Larry Boyle and wife, Naomi Boyle of record in Instrument No. 20050802-0090028 Register's Office for Davidson County, Tennessee, dated July 26, 2005 and recorded on August 02, 2005.

Being the same property conveyed to Trimetal Contractors Inc., a Tennessee Corporation by Warranty deed from Deborah Applegate and Roger Applegate, a marries couple of record in Instrument No. 20220304-0024961 Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on March 04, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Also known as: 57 Benzing Road, Antioch, TN 37013
(Address for informational purposes only)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of June, 2022.

Trimetal Contractors Inc., a Tennessee Corporation

By: _____(SEAL)
Wesley Walker, Incorporator

By: _____(SEAL)
Jonathan Coca, Incorporator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The undersigned Notary of the state and county mentioned, personally appeared Wesley Walker and Jonathan Coca, 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 ~~Members~~ Incorporators of Trimetal Contractors Inc., the within named bargainor, a Corporation, and that such Wesley Walker and Johnathan Coca as such ~~Members~~ & Incorporators, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as ~~Members~~ @ Incorporators.

Witness my hand and seal, at office in Nashville., this 21st day of June, 2022.

M. R. Schodroski
Notary Signature

Printed Name:_____

My commission expires:_____

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$400,000.00~~ $390,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael L. Jacobs
(Affiant)

Sworn to and subscribed before me this
21st day of June, 2022.

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 9-16-23
File No. 2022-1073