WARRANTY DEED

Karen Johnson Davidson County
Batch# 887464 DEEDWARR
07/12/2022 11:10:27 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220712-0079981

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henok Agegnehu Wondem	new owner	155 02 0B 050.00
(NAME)	(NAME)	
7108 River Park Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we Wendy Sue Suarez, a single woman and Dorene Robey and Kevin Robey, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Henok Agegnehu Wondem, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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. 1, on the Plan of Addition to River Park Estates, of record in Plat Book 6900, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Wendy S. Suarez, a single woman and Dorene Robey and Kevin Robey, wife and husband, as joint tenancy with full rights of survivorship by Warranty Deed from Laura Atkinson and John Atkinson, wife and husband, dated 03/21/2020, of record in Instrument 202003130028326, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7108 River Park Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1742753
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BMR-22-7108

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), his/her/their 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), his/her/their 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.

Effective the 8th day of July, 2022.

Wendy Sue Suarez

Dorene Robey

Kevin Robey

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy Sue Suarez, Dorene Robey, and Kevin Robey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2022.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075