Karen Johnson Davidson County
Batch# 898755 DEEDWARR
08/04/2022 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20220804-0088886

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $499,000.00

Affiant

Subscribed and sworn to before me, this 8 day of August, 2022.

Notary Public
My commission expires:
11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bekry R. Seman	New Owner	**183050A21600CO**
5112 Morning Wood Lane	4169 Providence Park Ln	
Antioch, TN 37013	Nashville, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tigist Demeke, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bekry R. Seman

HEREINAFTER CALLED THE GRANTEES, 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. 45 ON THE PLAN OF OCTOBER WOODS, PHASE 5, SECTION 8, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NUMBER 19991214-0303097 AND INSTRUMENT NUMBER 19991214-0303098, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT..

Being the same property conveyed to Tigist Demeke, a married person, by Special Warranty Deed from US Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset Backed Certificates, Series 2007-RP1, dated June 21, 2016, of record in Instrument No. 20160907-0094041, in the Register's Office for Davidson County, Tennessee.

Tsegaab Amare joins in the deed in order to convey any right, title or interest she may have in the property by virtue of her marriage to Tigist Demeke.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 5112 Morning Wood Lane, 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 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 in 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. 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.

_____ Date: 08-03-22
Tigist Demeke

_____ Date: 08/03/22
Tsegaab Amare

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Tigist Demeke and Tsegaab Amare, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of August, 2022.

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

Certificate of Authenticity

I, Holly A. Mason, 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 August 3, 2022.

Affiant Signature

8/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25