Name and Address of New Owner:
Alemu Minaga and Hany Attaallah
357 Childe Harolds Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 899796 DEEDWARR
08/05/2022 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220805-0089473

Map & Parcel No: 164100A20900

WARRANTY DEED

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, **Gerald Newsom**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alemu Minaga, a married man and Hany Attaallah, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 50, as shown on the map entitled Final Plat, Village Four, Summerfield, of record in Instrument No. 20030401-0042979, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alemu Minaga, a married man and Hany Attaallah, a married man by Warranty Deed from Damien E. Cox and Julia Cox, husband and wife, dated May 3, 2022 and filed of record in Instrument No. 20220517-0056958, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Julia Cox and Damien E. Cox, wife and husband, by Warranty Deed from Gerald Newsom, married dated May 22, 2015 and filed of record in Instrument No. 20150526-0048304, in the Register's Office for Davidson County, Tennessee. For further information see Affidavit of Scrivener's Error filed of record in Instrument No. 20200721-0080088, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4233 Sandstone Drive, Antioch, TN 37013

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 4th day of August, 2022.

Gerald Newsom (SEAL)
Gerald Newsom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2022, before me personally appeared Gerald Newsom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/4/22 (date of document).

Affiant Signature

8/5/22
Date

State of Tennessee

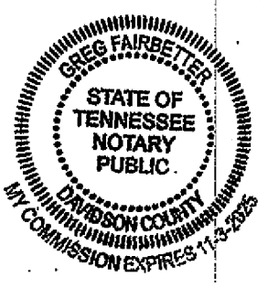
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212