Karen Johnson Davidson County
Batch# 904037 **DEEDWARR**
08/16/2022 10:30:30 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20220816-0092666

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 12th day of August, 2022.

NOTARY PUBLIC

My commission expires:

GREGG N. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tedros Yohannes	SAME AS NEW OWNER	103-02-0C-117.00 CO
(NAME)	(NAME)	
261 White Bridge Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William W. Dillon, Jr.**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tedros Yohannes**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 117, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, page 549, as amended in Book 7541, page 995, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed.

Being part of the same property conveyed to ELLEN W. DILLON, A MARRIED PERSON, by deed from ANTONIO M. MARCHETTI AND WIFE, MERRILL L. MARCHETTI, of record as Instrument No. 20070423-0048043, dated April 23, 2007, said Register's Office.

ELLEN W. DILLON, aka ELLEN WHITE DILLON, died testate on or about May 16, 2021. Pursuant to the terms of her will of record in Docket No. 21P1494, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, said property was to be administered as part of the probate estate by Ellen Dillon Thomas being appointed as the Executor of the Estate of Ellen White Dillon.

ELLEN DILLON THOMAS, EXECUTOR OF THE ESTATE OF ELLEN WHITE DILLON, further conveyed said property to WILLIAM W. DILLON, JR., by Executor's Deed of record as Instrument No. 20220628-0073881, dated February 2, 2022, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 261 White Bridge Pike, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of August, 2022.

William W. Dillon, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William W. Dillon, Jr., the herein bargainor, 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 and official seal, this the 12th day of August, 2022.

Notary Public
My Commission Expires:

