# WARRANTY DEED

Karen Johnson Davidson County
Batch# 905358 DEEDWARR
08/18/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20220818-0093791

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $398,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/17/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3982

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| **Rukundo Lodrigue and Diane Tuyishime** | U.S. Bank | 164-10-0A-209.00-CO |
| 4233 Sandstone Drive | 4801 Frederica St | |
| Antioch, TN 37013 | Owensboro, KLY 42301 | |

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,

**Alemu Minaga, a married man and Hany Attaallah, a married man**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Rukundo Lodrigue and Diane Tuyishime, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), 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. 50 on the Plan of Final Plat of Summerfield Village Four, A Cluster Lot Subdivision of record in Plat at Instrument No. 20030401-0042979, 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 Julia Cox and Damien E. Cox, wife and husband by Warranty deed from Gerald Newsom, married of record in Instrument No. 20150526-0048304 and Affidavit of Scrivener's Error is recorded on July 21, 2020 of record in Instrument No. 20200721-0080088 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 26, 2015.

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 of record in Instrument No. 20220517-0056958 Register's Office for Davidson County, Tennessee, dated May 03, 2022 and recorded on May 17, 2022.

Further being the same property conveyed to Alemu Minaga, a married man, and Hany Attaallah, a married man, by Warranty Deed for Correction, from Gerald Newsom of record in Instrument No. 20220805-0089473 Register's Office for Davidson County, Tennessee, dated August 4, 2022 and record on August 5, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4233 Sandstone Drive 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 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.

Witness my hand on August 17, 2022.

Alemu Mindaga

Hany Attaallah

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Alemu Mindaga and Hany Attaallah, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 17, 2022.

Notary Public

KRYSTIN TAYLOR HELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

**File #: 2022-3982**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 17, 2022.

J. Carlton Drumwright

August 17, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY