Karen Johnson Davidson County
Batch# 908030 DEEDWARR
08/25/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,374.55
20220825-0096039

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $371,500.00.

Shelly M Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 04/21/2024
(AFFIX SEAL)

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH22-04581

Address of New Owner:	Send Tax Bills to:	Tax Information:
Selam N. Haile and Bemenet M. Mengsha 5613 Dory Drive Antioch, TN 37013	New Owner	151-09-0B-044.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph D. Broussard and wife, Carolyn S. Broussard**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Selam N. Haile, an unmarried woman and Bemenet M. Mengsha, an unmarried woman** hereinafter called the Grantees, their successors 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. 42 on the Plan of Final Plat of Phase 1-B, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20050110-0003257, 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 Joseph D. Broussard and wife, Carolyn S. Broussard by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20050902-0105653 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 02, 2005. (Value of consideration shown in aforementioned deed $148,813.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5613 Dory 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 23rd day of August, 2022

Joseph D. Broussard

Joseph D. Broussard

Carolyn S. Broussard

Carolyn S. Broussard

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph D. Broussard and Carolyn S. Broussard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 23 day of August, 2022

Robin Zaleski

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 8-23-2022 *(date of document)*.

Rayna Ingram 8-25-2022
Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 25th day of August, 2022.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26