Karen Johnson Davidson County
Batch# 912583 DEEDWARR
09/06/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20220906-0099582

Name and Address of New Owner:
Mahelet Haile
4517 Xavier Drive
Antioch, TN 37013

Send Tax Statements To:

Mahelet Haile
305 Bristol Mountain Court
Antioch, TN 37013

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22071313

Map and Parcel: 148 08 0 114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Wayne Burnett, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Mahelet Haile**, hereinafter called the GRANTEE, his 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, and being all of Lot No. 90, Section Two, Oakwood Terrace, according to survey and plat of same appearing of record in Book 4460, page 118 &119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Ronald Wayne Burnett (a single man) and John Thomas Burnett (a single man), as joint tenants with right of survivorship, by Quitclaim Deed filed for record on May 25, 2021 in Instrument Number 20210525-0070799, of the Register's Office of Davidson County, Tennessee. John Thomas Burnett died on July 13, 2021 leaving Ronald Wayne Burnett as the surviving joint tenant.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Oakwood Terrace, Section Two of record in Book 4689, page 376; All matters as set forth per plat of record in Book 4460, page 118 & 119, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4517 Xavier 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 29th day of August, 2022.

Ronald Wayne Burnett

Ronald Wayne Burnett

State of Tennessee

County of Rutherford

Personally appeared before me, Ronald Wayne Burnett with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of August, 2022.

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/19/26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$292,500.00~~ $302,500.00.

Affiant Signature

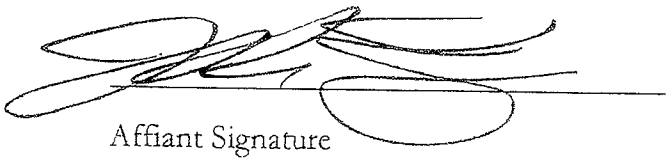
Subscribed and sworn to before me, this 29th day of August, 2022.

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/16/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/22.



Affiant Signature

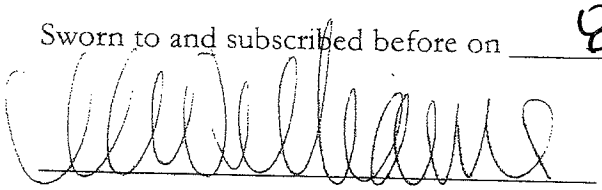
8/31/2022

Date

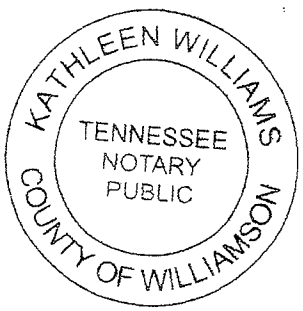
State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2022.



Notary Public



My Commission Expires: 5-23-23