WARRANTY DEED

Karen Johnson Davidson County
Batch# 913720 DEEDWARR
09/07/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220907-0100363

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/06/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

KRISTIN 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 # 2022-4143

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Alexis Morris	Rocket Mortgage, LLC	175-02-0B-190.00-CO
4157 Saddlecreek Way	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226-1906	

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,

Ethmalsha Mekuria and Tesfaye Getachew Segni, wife and husband

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

Alexis Morris, a single woman

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 the First Civil District of Davidson County, Tennessee being all of Unit No. 5801, on the plan of Old Hickory Commons, Section Two and Section Three, according to plat and survey appearing of record in Instrument No. 20081117-0113467, and further amended in Instrument No. 20130322-0028759, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ethmalsha Mekuria and Tesfaye Segni Mekuria, wife and husband by Trustee's deed from Erica R. Johnson, Trustee of Alexander Georg Warnatzsch record in Instrument No. 20191219-0130947 Register's Office for Davidson County, Tennessee, for dated December 17, 2019 and recorded on December 19, 2019.

Tesfaye Getachew Segni being one and the same as Tesfaye Segni Mekuria.

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 4157 Saddlecreek Way 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 September 6, 2022.

Ethmalsha Mekuria

Tesfaye Getachew Segni

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ethmalsha Mekuria and Tesfaye Getachew Segni, 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 September 6, 2022.

Notary Public

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

My Commission Expires: _____

File #: 2022-4143

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 September 6, 2022.

J. Carlton Drumwright

September 6, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 6, 2022.

Notary

My Commission Expires: 12/18/22

