This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 915160 DEEDWARR
09/12/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20220912-0101568

ADDRESS NEW OWNER:
Tesfay Gebremicael
2002 Jefferson Street
Nashville, Tennessee 37208

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same

MAP 092
GROUP 03 0
PARCEL 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tesfay Gebremicael, married**, hereinafter called the "", , a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Eastern 42 feet of Lot No. 17 in the Subdivision of Lot No. 2 of the Harding Lytle Place, a plan of which subdivision is recorded in Book 57, Page 123, in the Register's Office for Davidson County, Tennessee.

Said Part of said Lot fronts 42 feet on the North side of Jefferson Street and runs back between parallel lines 182.9 feet to an alley.

Including, but Expressly Excluding therefrom the following:

Being a part of the Western 42 feet of Lot No. 17 in the Subdivision of the Harding Lytle Tract, a plan of which subdivision is recorded in Book 57, Page 123, Register's Office for Davidson County, Tennessee.

Beginning at the Northwesterly corner of a certain tract of land conveyed to Clare O. Frazier, as of record in Book 965, Page 128, said Register's Office, said Corner also being the Northeasterly corner of a certain tract of land conveyed to Palmer Walker and wife, as of record in Book 904, Page 499, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land South 8 deg. 57' 27" East 55.98 feet to a point; thence North 81 deg. 03' 58" East 42 feet to a point on the common line between said Frazier tract and Lot No. 9 on the map of J.L. Brown's Subdivision, as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land North 8 deg. 57' 27" West 55.93 feet to a point on the Southerly margin of an alley; thence with the Southerly margin of said alley South 81 deg. 07' 58" West 42 feet to the point of beginning.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Jake N. Adams, Esq., as Substitute Trustee for PRLAP, Inc., Trustee, dated June 21, 2022 and filed of record June 21, 2022 in Instrument No. 20220621-0070417, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of Harding Lytle, of record in Book 57, Page 123, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 2002 Jefferson Street, Nashville, Tennessee 37208.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tesfay Gebremicael, married, , forever, and, GRANTOR does covenant with the said that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, 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 our hands this the 7th day of September 2022.

Southeastern Investments IV LLC., a Tennessee Limited Liability Company

EC Member

By: Eric Sox, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **Southeastern Investments IV LLC., a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 7th day of September 2022

NOTARY PUBLIC
My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $299,900.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of September 2022

NOTARY PUBLIC
My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/7/22 (date of document).

Affiant Signature

9/7/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.