Karen Johnson Davidson County
Batch# 922880 DEEDWARR
09/28/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20220928-0107368

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10946-2022

WARRANTY DEED

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Sept 2022

NOTARY PUBLIC

My commission expires: 09/29/2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abey S. Teferi and Liva T. Sima	Same address as new owner Abey S. Teferi and Liva T. Sima 3229 East Lake Dr Nashville, TN 37214	10812025200

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY FOUR THOUSAND AND 00/100 Dollars ($434,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TIMOTHY L. DAVIS, UNMARRIED AND COURTNEY L. GRANT, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ABEY S. TEFERI AND LIVA T SIMA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477- 479, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney L. Grant, a single woman and Timothy L. Davis, a single man, tenants in common with right of survivorship from Angela R. Staggs Miller, married, by Warranty Deed dated 09/26/2017 and recorded 09/27/2017 in Instrument No. 20170927-0098885, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 3229 East Lake Drive, Nashville, TN 37214

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this ~~30th~~ 23rd day of September, 2022

GRANTOR(S)

Timothy L. Davis

Courtney L. Grant

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public, Timothy L. Davis and Courtney L. Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of ~~Sept.~~ 2022.

Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

TRUE COPY CERTIFICATION

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

I, Reyna 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 Sept 23 2022 *(date of document)*.

Reyna Ingram
Custodian's Signature

9/28/2022
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 28th day of September, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2022

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY