Karen Johnson Davidson County
Batch# 933699 DEEDWARR
10/26/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221026-0115820

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAURIE LAMMEROOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES 03/02/25

B-ELAM-22-813

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel A. Zewde	Pinnacle Bank	
(NAME)	(NAME)	**164-10-0-A-267.00 CO**
813 Sandworth Cove	150 3rd Ave S. #1000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **AMY ENIX AND JACKSON T. ENIX, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL A. ZEWDE AND KIDIST ZEWDE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 122 on the Plan of Village Five, Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Amy M. Bergamo, unmarried and Jackson T. Enix by Special Warranty deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument No. 20161212-0129799 Register's Office for Davidson County, Tennessee, dated December 9, 2017 and recorded on December 9, 2017. Scrivener's Affidavit recorded as Instrument No. 20161227-0135819, said Register's Office. Amy M. Bergamo, unmarried and Jackson T. Enix, having since married. Amy M. Bergamo is now known as Amy Enix.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133115, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 10774, page 945, amended and supplemented in Book 11588, Page 484, Book 11669, Page 376 and Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20051103-0133359, Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20060724-0089079, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, in the Register's Office for Davidson County, Tennessee.
- By law of Summerfield Homeowner's Association of record in Book 11648, Page 662 and Amended Recorded in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 11648, Page 660 and Amended Recorded in Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 200001130004777, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and Strom Drainage of record in Instrument Number 200008090079074, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Sandworth Cove, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2022.

Amy Enix

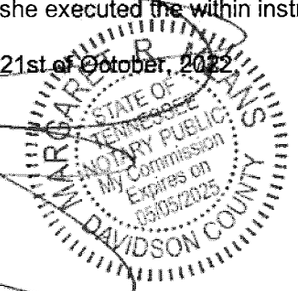
Jackson T. Enix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY ENIX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

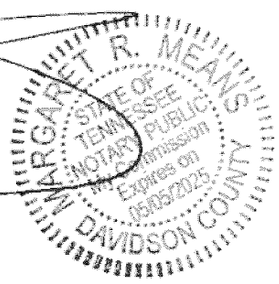


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKSON T. ENIX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 October 21, 2022.

J. Carlton Drumwright

October 21, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 21, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY