Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT22110086

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Freweini K Berhe
Affiant

File Number: 22110988

Karen Johnson Davidson County
Batch# 956993 DEEDWARR
01/03/2023 08:52:58 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20230103-0000063

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

Notary Public
My Commission Expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Freweini K. Berhe	SAME	176-01-0-003.00
4617 Rockland Trl		
Antioch, TN 37013-5627		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Rose Rivers, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Freweini K. Berhe, unmarried ~~man~~ woman**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, 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 Kimberly Rose Rivers, unmarried by Warranty Deed from The Estate of William Davis Goodwin, deceased, by Benjamin Goodwin, as Personal Representative of record in Instrument No. 20161019-0110290 Register's Office for Davidson County, Tennessee, dated October 13, 2016 and recorded on October 19, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4617 Rockland Trl, Antioch, TN 37013-5627.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 29th day of December, 2022.

Kimberly Rose Rivers

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberly Rose Rivers, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 29th day of December, 2022.

Notary Public at Large
My Commission Expires: 8/15/26

BRANDI FRONTZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY