# WARRANTY DEED

Karen Johnson Davidson County
Batch# 969229 DEEDWARR
02/09/2023 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230209-0009554

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-10-2023

(AFFIX SEAL)

File #23-PA-3617-V

**THIS INSTRUMENT WAS PREPARED BY**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Anne Ryder Williams** | **CMG Mortgage, Inc** | |
| (NAME) | (NAME) | |
| **PO Box 110581** | **810 Cresent Centre Dr, Ste 320** | **134 09 0 084.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37222** | **Franklin, TN 37067** | |
| (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, **MULUMEBET AMBISSA, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE RYDER WILLIAMS, A SINGLE PERSON** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows, to-wit: Being Lot No. 69 on the plan of Woodland Hills, Phase One as of record in record in plat Book 6900, Page 666, 667, 668, and 669, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mulumbet Ambissa, by Special Warranty Deed From US Bank National Association as Trustee for Asset-Backed Pass-Through Certificates, Series 2006-NC2, by its duly authorized attorney in fact Wells Fargo Bank N.A., of record in Instrument No. 20081013-0102948, in the Register's Office of Davidson County, Tennessee, dated September 18, 2008 and recorded on October 13, 2008.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Woodland Hills, as recorded in Plat Book 6900, Page(s) 666-669.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 7632, Page 947.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3617 Donna Kay Drive, Nashville, TN 37211**.

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 8th day of February, 2023.

Mulumebet Ambissa by Ayele Tegegne her Attorney-In-Fact

Mulumebet Ambissa by Ayele Tegegne, her Attorney-In-Fact

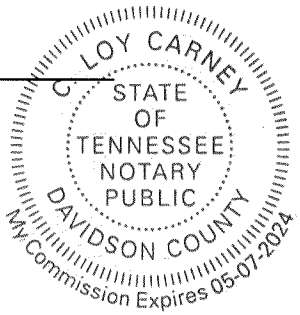
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Ayele Tegegne, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Mulumebet Ambissa, and acknowledged that he executed the same as the free act and deed of the said Mulumebet Ambissa.

On this 8th day of February, 2023,

Witness my hand, at office, this 8th day of February, 2023.

Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Pam Autry,** 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 this the 8th day of February, 2023.

Affiant Signature
Date 02/08/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON