Karen Johnson Davidson County
Batch# 977956 DEEDWARR
03/07/2023 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20230307-0016328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/24

(AFFIX SEAL)

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2025

JM-P-23-7437

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)
Meskerem Eshete and Yohannes Assefa	**NEW OWNER**	
(NAME)	(NAME)	**181-03-0A-247.00-CO**
7437 Stecoah St.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **ERIC WORMSBAKER AND HAYLEY CHITTY, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MESKEREM ESHETE, A MARRIED WOMAN, AND YOHANNES ASSEFA, A MARRIED MAN,** 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. 80 on the Plan of Section One of Phase One, Addition to Indian Creek Estates Subdivision, RS-10 Subdivision-Cluster Lot Option, a Planned Unit Development of record in Instrument No. 20060330-0035946, 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 Eric Wormsbaker and Hayley Chitty, a married couple, by Warranty Deed from Zulma I. Valentin, a married person, of record in Instrument No. 20190716-0069636, Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on July 16, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record as Instrument Number 20060330-0035946, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10752, Page 553; Book 11708, Page 575 and at Instrument No. 200000727-0074152; Instrument No. 20030509-0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790; Instrument No. 20070606-0067791 and Instrument No. 20140403-0027632 and Instrument No. 20160809-0082902, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 10729, Page 380, Book 6549, Page 403; Instrument No. 20060526-0062237; Instrument No. 20000802-0076584 and Instrument No. 20041025-0128024; in the Register's Office for Davidson County, Tennessee.
- By-Laws for Indian Creek Estates Homeowners Association, Inc. of record at Book 11033, Page 509, amended at Instrument No. 20000727-0074153, in aforesaid Register's Office.
- HOA Common Area Deed of record in Book 11033, Page 519, and in Instrument No. 20130516-0049304, in the Register's Office for Davidson County, Tennessee.
- Rules and Restrictions of record in Instrument Number 20200304-0024117, 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: **7437 Stecoah St., 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 24th DAY OF FEBRUARY, 2023.

Eric Wormsbaker
by Paul Hinman as Attorney-in-fact

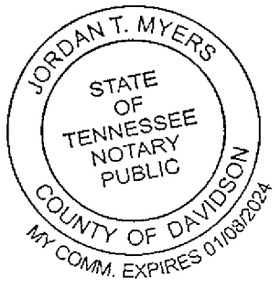
Hayley Chitty
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC WORMSBAKER AND HAYLEY CHITTY, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC WORMSBAKER AND HAYLEY CHITTY.

Witness my hand and official seal, this the 24th of February, 2023.

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, Connie Taylor, 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 2/24/23 (date of document).

Affiant Signature

2/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of Feb, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

