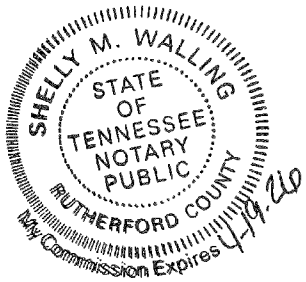
Karen Johnson Davidson County
Batch# 981910 DEEDWARR
03/17/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230317-0019520

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$365,000.00

Charlotte Bochen
Affiant

Subscribed and sworn to before me this 17th day of March, 2023.

Shelly M Walling
Notary Public
My Commission expires: 4-19-26
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bruke Mehari and Hewan Yefter	**Bruke Mehari and Hewan Yefter**	**182-06-0-A-368.00-CO**
9240 Thomason Trail	**9240 Thomason Trail**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Dellson Properties, LLC

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Bruke Mehari and Hewan Yefter, husband and wife

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel 186-06-0-A-368.00-CO

Being Lot No. 305 on the plan of Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, as the same appears of record in Instrument No. 20070510-0056155, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description.

Being the same property conveyed to Dellson Properties, LLC by Quitclaim Deed from Kevin Elliot Spencer and Jessica Morrisette Spencer, dated February 20, 2019 and recorded on March 1, 2019 in Instrument Number 20190301-0018802, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 9240 Thomason Trail, 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, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 17th day of March, 2023.

Dellson Properties, LLC

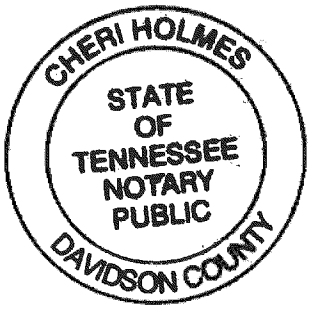
By: _____
Kevin Elliott Spencer, Managing Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, Kevin Elliott Spencer, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 17th day of March, 2023.

_____
Notary Public
My commission expires 11-06-2023



TRUE COPY CERTIFICATION

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

I, Charlotte Becher *(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 3-17-23 *(date of document)*.

Charlotte Becher — 3-17-23

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 17 day of March, 2023.

Shelly M. Walling

Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26