Karen Johnson Davidson County
Batch# 999579 DEEDWARR
05/04/2023 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20230504-0033206

Name and Address of New Owner:
Michael Elias, Alemu Mindaga and David Beshara

330 Gleaves Lane
Nolensville TN 37135

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23040524

Map and Parcel: 137 13 0A 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jill Schoene**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Michael Elias and Alemu Mindaga and David Beshara**, hereinafter called the GRANTEES, their heirs and assigns, a 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. 5 on the Plan of Section One, Peninsula Point, a Planned Unit Development, as of record in Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Jill Schoene, by Quit Claim Deed from Shirley Davis, unmarried, of record in Instrument No. 20220622-0071374, in the Register's Office of Davidson County, Tennessee, dated October 31, 2021, and recorded on June 22, 2022.

This conveyance is subject to the following: All matters shown on the plat of Section One, Peninsula Point, a Planned Unit Development, as recorded in Book 9700, Page 98; All matters shown on the plat of P.U.D. Boundary, Peninsula Point, as recorded in Book 9700, Page 22; Declaration of Covenants, Conditions and Restrictions recorded in Book 9943, Page 908; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3420 Milbridge Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the 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 2nd day of May, 2023.

Jill Schoene

State of Tennessee

County of Davidson

Personally appeared before me, Jill Schoene with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of May, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,000.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of May, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/2/23 (date of document).

Affiant Signature

5/4/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of May, 2023.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025