Karen Johnson Davidson County
Batch# 1006276 DEEDWARR
05/22/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230522-0038560

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 340,000.00.

Affiant

Subscribed and Sworn before me this 19th day of May , 2023.

Notary Public
My commission expires: 9/21/26

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Emebet Melaku and Daniel Teffera 4316 Summercrest Boulevard, Unit 404, Nashville, TN 37013	New Owner	164-06-0A-028-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Taylor Dylan Pearson, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emebet Melaku, an unmarried woman, and Daniel Teffera an unmarried man, as tenants in common as rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tax ID#: 164-06-0A-028-00

SITUATED, LYING AND BEING in that certain tract or parcel of land located 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 Unit No. 28 on the Plan of Autumn Glen, of record in Plat Instrument No. 20020926-0117438 and Master Deed of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

THE conveyance of the above described parcel of land is subject to the following:

1. The Plan of record as shown in Instrument No, 20020926-0117438, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Master Deed establishing a Horizontal Property Regime of Autumn Glen Condominiums, of record in Instrument No. 20030929-0143614, amendment to amended and restated Master Deed, of record in Instrument No. 20101229-0103591, said Register's Office.

3. Charter of Autumn Glen Homeowners' Association, Inc. of record in Instrument No. 20010912-0099442, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewer and/or Storm Water Mains and Appurtenances of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.

5. Access, Amenities and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement, of record In Instrument No. 20161230-0137500, said Register's Office.

6. Agreement for Dedication of Easement for Public Utilities including Sidewalks, of record in Instrument No. 20020828-0104004, said Register's Office.

7. Temporary Easement for Ingress/Egress, of record in Instrument No. 20021211-0153095, said Register's Office.

8. Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and

subsequent years not yet due and payable.

Being the same property conveyed to Taylor Dylan Pearson, a single man by Warranty Deed dated March 10, 2021 from Nathaniel Hartmann and Jennifer Lynn Hartmann, tenants by the entireties, recorded March 11, 2021, in Instrument No. 20210311-0032588, in the Official Records of Davidson County, Tennessee.

This is [×] improved [ ] unimproved property known as 4316 Summercrest Boulevard, Unit 404, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 19th day of May , 2023.

Taylor Dylan Pearson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 19th day of May, 2023, before me personally appeared Taylor Dylan Pearson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2023.

Notary Signature
My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 05/19/2023.

Affiant Signature

05/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202305220038560