Name and Address of New Owner:
Tammy Davis
1515 Bridgecrest Drive Unit 124
Antioch, TN 37013

Send Tax Bills To
New Owner

Karen Johnson Davidson County
Batch# 1008569 DEEDWARR
05/30/2023 08 32 59 AM 2 pgs
Fees $13 00 Taxes $955 60
20230530-0040181

This Instrument Prepared By
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No. 149150B05600CO

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, **Amanuel S. Ayale, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tammy Davis, Single,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being all of Lot No 124 on the Final Plat of Cambridge Forest Town homes, as shown by Plat appearing of record in Instrument No 20040224-0020966, of the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Amanuel S Ayele, a single man by Warranty Deed from Danielle D Akins, a single woman, dated March 3, 2020, of record in Instrument No 20200306-0025688, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property known as 1515 Bridgecrest Drive, Unit 124, Antioch, TN 37013

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 on the 25th day of May, 2023

_____(SEAL)
Amanuel S Ayalc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me personally appeared Amanuel S Ayalc, 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 25th day of May, 2023

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires 11 3.2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $258,269.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of May, 2023

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

_____
Notary Signature
My commission expires·