Karen Johnson Davidson County
Batch# 1017762 DEEDWARR
06/22/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230622-0047464

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-919

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of June, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel A. Tsegay 3201 Clapham Road Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	149-03-0A-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mary Tensay, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel A. Tsegay, a single man

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. 18 on the Plan of Section One, Chelsea Village Addition, a portion of Piccadilly, Seg. 2, P.U.D. of record in Plat Book 7900, Page 704, 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 Alemnesh Sidamo, married and Hamelmal Y. Abebe, unmarried by Warranty Deed from Frank Brooks Jr., married of record in Instrument No. 20040712-0082757 Register's Office for Davidson County, Tennessee, dated June 29, 2004 and recorded on July 12, 2004.

Being the same property conveyed to Girma Woldetensay, and Alemnesh Sidamo, husband and wife by Quitclaim deed from Girma Woldetensay, and Alemnesh Sidamo, husband and wife, and Hamelmal Y. Abebe, unmarried woman of record in Instrument No. 20141103-0101367 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on November 03, 2014.

Being the same property conveyed to Mary Tensay, married by Quitclaim deed from Girma Woldetensay, and Alemnesh Sidamo, husband and wife of record in Instrument No. 20180213-0014292 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 13, 2018.

This property has never been a primary residence of the grantor or her spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3201 Clapham Road, 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 we so covenant with the said GRANTEES 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 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.

Dated this the 20th day of June, 2023.

Mary Tensay

Mary Tensay

STATE OF Virginia
COUNTY OF Hampton

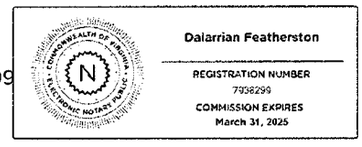
On this 20th day of June, 2023, before me virtually appeared Mary Tensay, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2023.

Dalarrian Featherston

Notary Signature
My commission expires: 03/31/2025

7938299



Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/2023.

Affiant Signature – Joshua A. Terry

6/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/22/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON