WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $389,900.00. AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/04/2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 11-21-26

Karen Johnson Davidson County
Batch# 1035589 DEEDWARR
08/07/2023 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20230807-0061121

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027
File # 2023-3807

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jessica Paige Loney and Katrina Bess	**United Wholesale Mortgage, LLC**	150-09-0A-191.00-CO
3440 Calais Circle	PO Box 202028	
Antioch, TN 37013	Florence, SC 29502-2028	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Alemu Mindaga, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Paige Loney, an unmarried woman, and Katrina Bess, an unmarried woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 309 on the Plan of Forest View Park, Section X, Phase Two of record in Plat Book 7900, Page 720, 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 Alemu Mindaga, married by Warranty deed from Larry E. Floyd and Brenda Floyd, husband and wife of record in Instrument No. 20230510-0034958 Register's Office for Davidson County, Tennessee, dated May 04, 2023 and recorded on May 10, 2023.

THE GRANTOR HEREBY SWEARS AND MAKES OATH THAT NEITHER HE NOR HIS SPOUSE HAVE EVER LIVED AT SAID PROPERTY AS THEIR MARITAL RESIDENCE SINCE IT WAS CONVEYED TO HIM THROUGH THE DATE OF THIS CONVEYANCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3440 Calais Circle, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on August 4, 2023.

Alemu Mindaga

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alemu Mindaga, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 4, 2023.

Notary Public

My Commission Expires: 9/20/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 4, 2023.

J. Carlton Drumwright

August 4, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 4, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY