WARRANTY DEED

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Genet Mecha Iyobed Abebe Zekarias	New Owner	150-01-0-079.00
(NAME)	(NAME)	
205 Whorley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Windseeker, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Genet Mecha and Iyobed Abebe Zekarias,** an unmarried 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: * a married woman

Land in Davidson county, Tennessee, being Lot No. 260 on the Plan of Section Three, Edge-O-Lake Estates of record in Plat Book 3600, Page 82, in the Register's office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of the property.

Being the same property conveyed to Windseeker, LLC, by deed of record in Instrument NO. 20220927-0106758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 205 Whorley Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Karen Johnson Davidson County
Batch# 1043034 DEEDWARR
08/28/2023 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20230828-0066789

Witness my/our hands this 25th day of August, 2023.

Windseeker, LLC

By: _____
Victor Hazelwood, Sole Director

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Victor Hazelwood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Director of Windseeker, LLC and that he as such Sole Director executed the foregoing instrument for the purposes therein contained by signing the name of Windseeker, LLC by himself as Sole Director

WITNESS my hand and seal this 25th day of August, 2023.

_____
Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

File No.: 16937

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/25/23 (date of document).

Affiant Signature

8/25/23
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

