Karen Johnson Davidson County
Batch# 1043144 DEEDWARR
08/28/2023 09 57 54 AM 2 pgs
Fees $13 00 Taxes $2,405 00
20230828-0066957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	
Kiflu G Ayano **Zinash Nega** **1080 Murfreesboro Pike** **Nashville, Tennessee 37217**	Harmon Koon 113 Mountain View Drive Bell Buckle, TN 37020	MAP **106** GROUP **16 0** PARCEL **050.00**

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, we,

Harmon Koon, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kiflu G Ayano and Zinash Nega

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

BEING Lot No. 13 on the map showing Subdivision of the H. W. Williams Land, as of record in Book 547, page 63, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of a 12 foot Avenue, the southeast corner of said lot, thence N 11° W 114 feet to a dead line; thence with said line N 69° E 108 feet to the northwest corner of said lot; thence with the northerly line of said lot S 38° E 51 feet to the northeast corner of said lot; thence with the easterly line of said lot S 44 1/2° W 56 feet to the end of said Avenue, and continuing the same course with the westerly margin of said Avenue, in all 162 feet to the beginning.

Being the same property conveyed to HARMON KOON by deed from SHAW and SHAW, A TENNESSEE GENERAL PARTNERSHIP, of record in Book 5717, page 308, dated March 2, 1981, said Register's Office. The foregoing deed was corrected in Book 6578, page 211, dated June 7, 1985, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T C A CODE 206-2-301-307, A,B AND D, or other similar statute therein

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **1080 Murfreesboro Pike, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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

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

Harmon Koon

[redacted]

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Harmon Koon, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 25th day of August, 2023.

NOTARY PUBLIC

My Commission Expires

February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027