THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**
Karen Johnson Davidson County Batch# 1051298 DEEDWARR 09/19/2023 08:08:30 AM 3 pgs Fees: $18.00 Taxes: $1,128.50 20230919-0073241	**Affiant** Subscribed and sworn to before me, this **15th day of September, 2023.** **Notary Public** **My commission expires:** _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marilyn Sigala and Hugo Hernandez-Martinez **1309 Union Court** **Nashville, TN 37207**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**050-03-0-108** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Yohana Temesghen and Simen Asefaw, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Marilyn Sigala and Hugo Hernandez-Martinez, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 74, on the plan of Section Two, Bellshire Terrace, of record in Plat Book 6250, Page 673, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Yohana Temesghen and Simen Asefaw, wife and husband, by Warranty Deed from Joseph O. Aluoch and Marren A. Aluoch, married, of record in Instrument No. 20181212-0120963, in the Register's Office of Davidson County, Tennessee, dated December 07, 2018, and recorded on December 12, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **1309 Union Court, Nashville, TN 37207**.

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 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/our hand(s) this **15th day of September, 2023.**

Yohana Temesghen

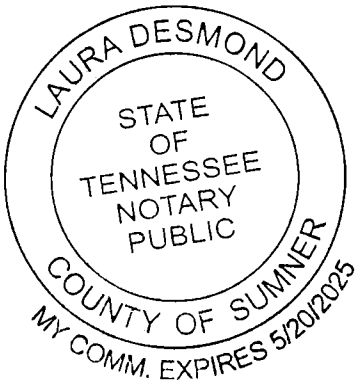
Simen Asefaw

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of September, 2023, before me personally appeared Yohana Temesghen and Simen Asefaw, 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 15th day of September, 2023.

Notary Signature
My commission expires: 5/20/2025



Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 09/15/23 (date of document).

Affiant Signature

09/18/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 18th day of September, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL