WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057728 DEEDWARR
10/04/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20231004-0078146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Zekiwos Kebede
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-30-2023
(AFFIX SEAL)

CHERYL M RODGERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Zekiwos Kebede	SEND TAX BILLS TO: Zekiwos Kebede	MAP-PARCEL NUMBER
(NAME)	(NAME)	
865 HARVEST GROVE DR	865 Harvest Grove Dr.	164070A28500CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shippeara Marchbanks, a single person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zekiwos Kebede** , HEREINAFTER CALLED THE GRANTEE, HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 255, on the plan of Harvest Grove, Section Three, according to plat and survey appearing of record in Instrument Number 20160429-0042362, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shippeara Marchbanks, a single person, by virtue of that certain Warranty Deed dated March 7, 2017, and being of record at Instrument No. 20170321-0027235 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 865 Harvest Grove Dr. Antioch, TN 37013
(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.

Witness my hand this 3rd day of October, 2023.

Shippeara Marchbanks

Shippeara Marchbanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

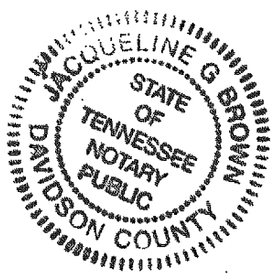
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shippeara Marchbanks** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of October, 2023.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A Mason, 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 10/3/23.

Affiant Signature

10/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature (Notary Seal)

My Commission Expires: 05-09-26

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON