WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 2023.

Notary Public
COMMISSION EXPIRES: 11-3-25

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gelila Melaku Pratt Melaku Feyisa (NAME)	New Owner (NAME)	052-13-0A-045-00 CO
2712 Penn Meade Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214 (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, we, **Christopher O'Brien and Elizabeth O'Brien, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gelila Melaku Pratt and Melaku Feyisa, joint tenants with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 45 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan of River Glen, Phase I, Revision of Units 45 and 46, of record in Book 6200, Page 801, revising Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the Christopher O'Brien, unmarried by Warranty Deed from Robert Pickney, a married man of record in Instrument No. 20180302-0019627 dated 02/26/2018 and recorded 03/02/2018, Register's Office Davidson County, Tennessee.

The said Elizabeth O'Brien, wife of the said Christopher O'Brien joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 2712 Penn Meade Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

Karen Johnson Davidson County
Batch# 1068140 DEEDWARR
11/03/2023 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231103-0086137

File No.: 6914-23
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 20th day of September, 2023.

Christopher O'Brien

Christopher O'Brien

Elizabeth O'Brien

Elizabeth O'Brien

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Christopher O'Brien and Elizabeth O'Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of September, 2023.

Leslie C. Loughlin

~~S. Nixon Pressley~~ Leslie C. Loughlin

Commission Expires: 11/3/25



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 9.20.23 (date of document).

Affiant Signature

9.20.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

