RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT231000163

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068701 **DEEDWARR**
11/06/2023 11:07:50 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20231106-0086584

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

CAITLIN C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kefetew A. Afele, Selam A. Sharew and Nega A. Yilma **624 Country Meadow Court** **Antioch, TN 37013**	3213 Grace Crest Rd Nashville, TN. 37217	**150-07-0-191.00**

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,

Gloria J. Craig, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kefetew A. Afele, married and Selam A. Sharew, married and Nega A. Yilma. married

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:

LAND in Davidson County, Tennessee, being Lot 168, on the Plan of Section Five, The Country, as of record in Book 5200, Pages 271 and 272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Gloria J. Craig by Quitclaim Deed from William J. Craig, dated 3/9/2023 and recorded 3/13/2023 in Instrument No. 20230313-0018068; and the same property previously conveyed to William J. Craig by Warranty Deed from Ronnie E. Burks and wife, Patricia Burks, dated 9/15/1994 and recorded 9/20/1994 in Book 9470, Page 283, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **624 Country Meadow Court, Antioch, TN 37013**
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 our hands this 3rd day of November, 2023.

Gloria J. Craig

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria J. Craig the bargainor(s) with whom I am personally acquainted or 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 and official seal at Smyrna, Tennessee, this 3rd day of November, 2023.

Commission Expires:_____

Notary Public

