WARRANTY DEED

Karen Johnson Davidson County
Batch# 1083322 DEEDWARR
12/18/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231218-0097342

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/3/25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Alemayehu A Abegaz and Eleni M Mekuria	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 2608 Mountain Dale Ct.	(NAME)	164100A12000CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **Alemu Mindaga, married** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Alemayehu A Abegaz and Eleni M Mekuria**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 326, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Alemu Mindaga, by virtue of that certain Warranty Deed dated November 14, 2023, and being of record at Instrument No. 20231117-0089562, in the amount of $370,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Cary Lee Baxley and wife, Kimberli Baxley, by virtue of that certain Warranty Deed dated December 13, 2004, and being of record at Instrument No. 20050106-0002595 in the Register's Office of Davidson County, Tennessee. Cary Lee Baxley having since divorced Kimberli Lynelle Baxley, Docket No. 04D-2058, divesting Kimberli Lynelle Baxley of any and all right, title and interest in said property. Carl Lee Baxley having sinced died on or about December 2, 2022, his estate being administered as a small estate in Davidson County Probate, Docket NO. 23P1203 with Heirship Affidavit of record in Instrument No. 20231117-0089560, said Register's Office with leaving his only heir his only child, Khy Baxley.

Grantor warrants that this property has not been used as his primary residence.

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 2608 Mountain Dale Ct. 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 15th day of December, 2023.

Alemu Mindaga

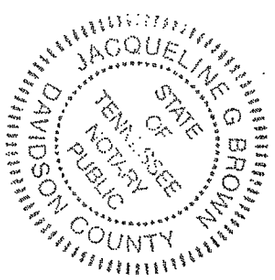
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 15th day of December, 2023.

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 12/15/23.

Affiant Signature

12/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2023.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/9/25