Karen Johnson Davidson County
Batch# 1095006 DEEDWARR
01/26/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240126-0005520

WARRANTY DEED

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 4-19-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

Charlotte Rachon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JANUARY, 2024.

Shelly M Walling
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-19-26

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-3068LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Tesfaye Araya and Rahel Yitagesu	No Change	181 03 0A 123.00
7408 Stecoah Street		
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NISAR A. MOHAMMADI*

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

TESFAYE ARAYA AND RAHEL YITAGESU, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7408 Stecoah Street, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 22nd day of January, 2024.

Nisar A. Mohammadi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, NISAR A. MOHAMMADI, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2024.

Notary Public

My Commission Expires: 2-19-2024

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2-19-2024

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section Five, Indian Creek Estates, a Planned Unit Development, of record in Instrument No. 20030424-0055115, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Nisar A. Mohammadi from Stevie Ames, Jr., Odianosae L. Ames, Terrell A. Ames, Julian L. Rivers, and Stephen A. Rivers by Warranty Deed, of record in Instrument No. 20230725-0057222, in the Register's Office of Davidson County, Tennessee, recorded on July 25, 2023.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Indian Creek Estates, a Planned Unit Development, as recorded in Instrument No. 20030424-0055115.

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 10752, Page 553 as supplemented in Book 11708, Page 575; Instrument No. 20030509- 0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790; Instrument No. 20070606-0067791; Instrument No. 20140403-0027632; Instrument No. 20160809-0082902; Instrument No. 20190807-0078436 and Instrument No. 20200528-0054896 and further amended in Instrument No. 20000727-0074152.

4. Stormwater Detention Agreement as set forth in instrument recorded in Book 10729, Page 380.

5. Rules & Regulations of Indian Creek Estates Homeowners Association recorded in Instrument No. 20200304-0024117.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rocker *(custodian's name)*, 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 1-22-24 *(date of document)*.

Charlotte Rocker — Custodian's Signature

1-26-24 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 26th day of January, 2024.

Shelly M Walling — Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26