Karen Johnson Davidson County
Batch# 1097568 DEEDWARR
02/02/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240202-0007589

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

B-KW-24-2112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tariku Balcha and Kalkidan Endro	New Owners	
(NAME)	(NAME)	**173-08-0A-095.00-CO**
2112 Skyglen Trce		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HAVAL SALIHI, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARIKU BALCHA AND KALKIDAN ENDRO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Section Three, Deer Valley of record in Plat at Instrument No. 20060614-0070867, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Weathers and Lucette Weathers, husband and wife, by Warranty Deed from Jocelyn Cordell, an unmarried woman of record in Instrument No. 20191113-0117016, Register's Office for Davidson County, Tennessee. Said Lucette Weathers died vesting James Weathers as the surviving tenant.

Being the same property conveyed to James Weathers, an unmarried woman, and Abraham Whitaker, married man, by Quitclaim Deed from James Weathers, an unmarried woman, of record in Instrument No. 20221028-0116677, Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on October 28, 2022.

Being the same property conveyed to Haval Salihi, married by Warranty Deed from James Weathers, unmarried and Abraham Whitaker, married of record in Instrument No. 20230405-0024715 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 05, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060614-0070867, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee.
- Charter of Deer Valley Homeowner's Association, Inc. of record in Instrument Number 20021212-0153692, as amended in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Easements of record of record in Instrument Number 20001205-0119205; 20001205-0119206; 20010503-0045314; 20020627-0077608 and 19991207-0300314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Skyglen Trce, Antioch, Tennessee 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 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 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/our hand(s) this the 31st DAY OF JANUARY, 2024.

Haval Salihi

media zankana by Attorney in fact

Media Zankana by Haval Salihi as Attorney in Fact

Media Zankana, spouse of Haval Salihi, hereby joins in this conveyance and does transfer and convey any and all marital interest Media Zankana may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAVAL SALIHI the within named bargainor, 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, this the 31st of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAVAL SALIHI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEDIA ZANKANA, and who acknowledged he/she/they executed the same as the free act and deed of the said MEDIA ZANKANA.

Witness my hand and official seal, this the 31st of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 ~~February~~ January 31, 2024.

Affiant Signature

2/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026