Karen Johnson Davidson County
Batch# 1099232 DEEDWARR
02/08/2024 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20240208-0009014

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/24

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Ayoub Eshak and Marseil Mansour	SEND TAX BILLS TO: U.S. Bank, N.A.	MAP-PARCEL NUMBERS
(NAME) 9808 Albemarle Lane	(NAME) P.O. Box 20005	16205023600
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Owensboro, KY 42304	
(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, **Sebuh Haileleul, also known as Sebuh Getahun; Nardos Haileleul, also known as Nardos Getahun; Eyeluta Haileleul, also known as Eyeluta Getahun** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ayoub Eshak and Marseil Mansour, 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 Lot No. 100 on the Plan of Resubdivision of Lots 87 and 95 through 101 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4715, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to a 1/4 fractional undivided interest to Haileleul Getahun, (erroneously referred to as Hailleuel Getahun) a 1/4 fractional undivided interest to Nardos Getahun, a 1/4 fractional undivided interest to Sebuh Getahun and a 1/4 fractional undivided interest to Eyeluta Getahun, as tenants in common with right of survivorship, by virtue of Quit Claim Deed dated February 7, 1997 at Book 10345, Page 634 in the said Register's Office. Haileleul Getahun having passed on/or about November 30, 2022.

Being the same property previously conveyed to Haileleul Getahun and wife, Guenet Y. Getahun by virtue of Deed dated October 29, 1985 at Book 6696, Page 91 in the said Register's Office. Guenet Y. Getahun having predeceased Haileleul Getahun.

Nardos Getahun being one and the same and also known as Nardos Haileleul, and Nardos Haileleul Getahun. Sebuh Getahun, being one and the same and also known as Sebuh Haileleul, and Sebuh Haileleul Getahun. Eyeluta Getahun, being one and the same and also known as Eyeluta Haileleul, Eyaluta Haileleul Getahun, and Eyeluta Haileleul Getahun.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for 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 409 Ocala Ct. Nashville, TN 37211
(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 07 day of February, 2024.

Nardos Haileleul

STATE OF Florida
COUNTY OF Broward

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

WITNESS my hand and official seal at office this 07 day of February, 2024.

Vladimir Gonzalez
Comm.#GG961455
Expires: Feb. 24, 2024
Bonded Thru Aaron Notary

Notary Public
My Commission Expires: Feb 24, 2024

Witness my hand this 7th day of February, 2024.

Sebuh Haileleul

STATE OF WA
COUNTY OF King

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

WITNESS my hand and official seal at office this 7th day of February, 2024.

TATYANA N ULYANCHUK
Notary Public
State of Washington
Commission # 206043
My Comm. Expires Mar 27, 2027

Tatyana N Ulyanchuk
Notary Public
My Commission Expires: 03/27/2027

Witness my hand this 7 day of February, 2024.

Eyeluta Haileleul

STATE OF California
COUNTY OF Orange

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

WITNESS my hand and official seal at office this 7th day of February, 2024.

Notary Public
My Commission Expires: 10-1-2026

MAP2 JEFF STITTSWORTH COMMISSION # 2419119 Notary Public - California COUNTY of ORANGE Commission Exp. OCTOBER 1, 2026 MAP2

Certification of Recorded Documents

I, Karen Suggs, 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 8, 2024.

(AFFIANT) – Karen Suggs

02/08/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of February, 2024.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY