Karen Johnson Davidson County
Batch# 1111967 DEEDWARR
03/18/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240318-0018430

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

File Number: 24010039

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

Subscribed and sworn to before me, this 15th day of March, 2024.

Notary Public
My Commission Expires: 9/30/2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Michael Tesfahuney	Michael Tesfahuney	096-06-0-212.00
2954 Sinbad Drive	2954 Sinbad Dr.	
Nashville, TN 37214	Nashville TN 37214	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kyle H. Hutchison, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael Tesfahuney, married man, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Cloverhill, Section No. IV of record in Plat Book 2133, Page 62, (erroneously shown as Page 82 in prior deeds), 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 Kyle H. Hutchison, unmarried by Warranty Deed from Terry V. Ray and Cathy R. Billington and Linda Beth Harper and Dan C. Ray of record in Instrument No. 20140429-0035814 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 29, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2954 Sinbad Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 March, 2024.

Kyle H. Hutchison

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 Kyle H. Hutchison, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 15th day of March, 2024.

Notary Public at Large
My Commission Expires: Sept. 21, 2024

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 March 15, 2024.

Affiant Signature

3/15/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of March, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026