Karen Johnson Davidson County
Batch# 1118994 DEEDWARR
04/04/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240404-0023883

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of April, 2024.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Omer Yayenie		108-12-0B 085.00
1321 Timber Valley Dr.	NEW OWNER	
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH HUMPHRIES AND INGEBORG M. HUMPHRIES, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **OMER YAYENIE BIRUKTAWIT SALELEW, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Phase 1-A, Section Two, Harborview of record in Plat Book 6900, Pages 756 through 758, inclusive, 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 Kenneth Humphries, a married man, by deed dated 10/26/2015, from Peggy J. Snyder and Barbara Joan Ford, of record in Instrument No. 20151029-0110115, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED PROPERTY KNOWN AS 1321 Timber Valley Dr., 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 2ND day of April, 2024.

Kenneth Humphries

Ingeborg M. Humphries

STATE OF OHIO
COUNTY OF BUTLER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kenneth Humphries, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2ND day of April, 2024.

My commission expires: May 16, 2028

Notary Public

GARY BOEHM
NOTARY PUBLIC • STATE OF OHIO
My Commission Expires May 16, 2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/02/2024.

Affiant Signature

04/04/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY