Karen Johnson Davidson County
Batch# 1119011 DEEDWARR
04/04/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240404-0023913

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $550,000.00 Jordan Hughes Affiant Subscribed and sworn to before me, this 2 day of April, 2024. Notary Public My commission expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heran Mengesha	**FIRST HORIZON BANK**	**173040A27800CO**
5473 Oak CHase Dr	12719 Cantrell Rd Suite 200	
Antioch, TN 37013	Little Rock AR 72223	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 5473 Oak Chase Dr Trust

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

Heran Mengesha

HEREINAFTER CALLED THE GRANTEES, 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, Lot No. 278, on the Plan First Revision of Phase Three, Oak Highlands, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 5473 Oak Chase Dr Trust, by Warranty Deed from Mary Jane Overbey, unmarried woman, dated October 19, 2023, of record in Instrument No. 20231023-0083018, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Ingress and Egress Easement of record in Book 1318, Page 518, Said Register's Office.

Deed of Conveyance in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448, Book 7748, Page 453, and Book 7893, Page 334, Said Register's Office

P.U.D.Boundary of record in Plat Book 6900, Page 431, Said Register's Office.

Charter for Association of record in Book 7337, Page 529 and amended in Book 8765, Page 100, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20001002-0097138, 20001002-0097139, 20001205-0119205, and 20001205-0119206, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5473 Oak CHase Dr, 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 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 in 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.

_____ Date: 4-2-24

The 5473 Oak Chase Dr Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 5473 Oak Chase Dr and that she is authorized by The 5473 Oak Chase Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 2 day of April, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-28

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Katie Smith, 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 4/2/24.

Date

Affiant Signature

4/2/24

Date

State of TN

County of Rutherford

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

Notary's Signature

My Commission Expires: 11.7.24

Notary's Seal (if on paper)

