Karen Johnson Davidson County
Batch# 1125458 DEEDWARR
04/22/2024 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20240422-0028591

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Diosbel Crespo Rangel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Ahilyn D. Azmitia Bonilla and Diosbel Crespo Rangel	SEND TAX BILLS TO: Ahilyn D. Azmitia Bonilla and Diosbel Crespo Rangel	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
2956 High Rigger Drive	2956 High Rigger Drive	15003045900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **Alemu Mindaga, a married man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ahilyn D. Azmitia Bonilla and Diosbel Crespo Rangel , both unmarried, as joint tenants with rights of survivorship,** 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. 46 ON THE PLAN OF HARBOR LANDING SECTION 3, AS OF RECORD IN BOOK 6900, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Alemu Mindaga, a married man, by virtue of that certain Warranty Deed dated March 4, 2024, and being of record at Instrument No. 20240305-0015268, in the amount of $233,000.00 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that the above described property is not his primary residence, and has been used for investment purposes only.

Being the same property previously conveyed to Jodi A. Pogue, by virtue of that certain Quit Claim Deed dated September 25, 2007, and being of record at Instrument No. 20071008-0119608 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Shawn D. Pogue and Jodi A. Pogue by virtue of Warranty Deed dated March 21, 1992 at Book 8595, Page 820 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 2956 High Rigger Dr. Nashville, TN 37217
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind ourselves, my 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 19th day of April, 2024.

Alemu Mindaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 19th day of April, 2024.

Notary Public
My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly + 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 4/19/24.

Affiant Signature

4/19/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of April, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25