# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1127722 DEEDWARR
04/26/2024 10:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20240426-0030311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MEMORIE WHITE

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: Alemu Mindaga | SEND TAX BILLS TO: new owner | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) 357 Childe Harolds Cir | (NAME) | 15001035000 |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (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, **Robert L. Waller, Paul A. Waller, Victor V. Musgrove, Lakendra Rena Rippy, Guardian of the Guardianship Estate of Labria Mary Waller in the Chancery Court for Sumner County, Tennessee Docket No. 23PR-696, Aushanta N. Fleming, Conservator of the Conservatorship Estate of Dayvon J. S. Waller, in the Superior Court of Spokane County Washington at Docket No. 24400546-32, and Robert Miller** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alemu Mindaga**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Lot No. 17, Section 18, on the plan of Edge-O-Lake Estates, of record in Plat Book 4675, Page 84, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property previously conveyed to Carmen E. Musgrove and wife, Mary E. Musgrove byWarranty Deed recorded at Book 10701, Page 945 in the said Register's Office. Carmen E. Musgrove died on/or about January 30, 2013 leaving Mary E Musgrove as the remaining tenant by the entirety. Mary E. Musgrove died intestate on/or about September 13, 2019.**

**Being conveyed to Robert L Waller, Victor V Musgrove, Paul A. Waller, LaBria Waller, Dayvon Waller, and Robert Miller by Affidavits of Heirship of record at Instrument No 20240308-0016342, 20240308-0016343, 20240308-001634, 20240319-0018819, 20240319-0018820, and 20240319-0018821 in said Register's Office, Tennessee. Dayvon Waller is one and the same as Dayvon J. S. Waller. Labria Waller is one and the same as Labria Mary Waller.**

**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 property, known as 579 Moss Landing Dr. Antioch, TN 37013
(unimproved) (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 25th day of April, 2024.

Robert Miller

**Robert Miller**

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Miller**, 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 25th day of April, 2024.

Matt Deckard

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication




Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 25th day of April, 2024.

**Aushanta N. Fleming, Conservator of the Conservatorship Estate of Dayvon J. S. Waller, in the Superior Court of Spokane County Washington at Docket No. 24400546-32**

, Conservator

**By: Aushanta N. Fleming, Conservator**

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

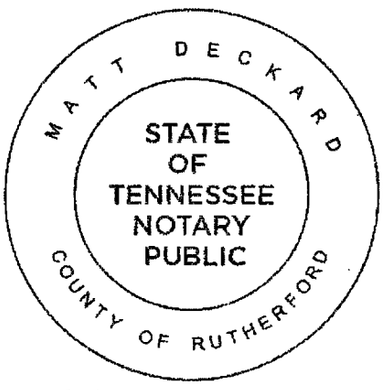
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Aushanta N. Fleming, Conservator of the Conservatorship Estate of Dayvon J. S. Waller, in the Superior Court of Spokane County Washington at Docket No. 24400546-32,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2024.

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication




Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 26th day of April, 2024.

**Robert L. Waller**

**Paul A. Waller**

**Victor V. Musgrove**

**Lakendra Rena Rippy, Guardian of the Guardianship Estate of Labria Mary Waller in the Chancery Court for Sumner County, Tennessee Docket No. 23PR-696**

**By: Lakendra Rena Rippy, Guardian**

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert L. Waller, Paul A. Waller, Victor V. Musgrove, Lakendra Rena Rippy, Guardian of the Guardianship Estate of Labria Mary Waller in the Chancery Court for Sumner County, Tennessee Docket No. 23PR-696,** [redacted], with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of April, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## 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 4/25/24.

Affiant Signature

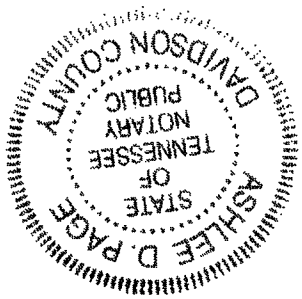
4/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of April, 2024.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/1/2026