Karen Johnson Davidson County
Batch# 1130250 DEEDWARR
05/02/2024 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20240502-0032421

WARRANTY DEED

ROBIN ZALESKI NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Liule Sahlu	New Owner	
(NAME)	(NAME)	163040A44000CO
(ADDRESS)	(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, **Melissa Swader, a married woman, who acquired title as Melissa F. Anthony** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Liule Sahlu, an unmarried man ,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 440, Hamilton Crossings Townhomes, a Planned Unit Development, described in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melissa F. Anthony, by virtue of that certain Warranty Deed dated November 30, 2006, and being of record at Instrument No. 20061207-0151644 in the Register's Office of Davidson County, Tennessee.

Ricky Swader joins in the conveyance of the above described property to convey any and all interest he may hold as the spouse of Melissa F. Anthony, now known as Melissa Swader.

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

unimproved _
This is improved x property, known as 3001 Hamilton Church Rd. #440 Antioch, TN 37013
(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 30th day of April, 2024.

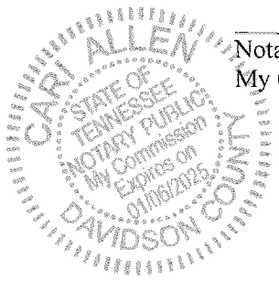
Ricky Swader

Melissa Swader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ricky Swader and Melissa Swader**, 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 30th day of April, 2024.



Notary Public
My Commission Expires: 1-6-25

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Charlotte Rachor *(custodian's name)*, 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 April 30, 2024 *(date of document)*.

Charlotte Rachor
Custodian's Signature

5/2/2024
date

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY