Karen Johnson Davidson County
Batch# 1131097 DEEDWARR
05/03/2024 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240503-0032813

STATE OF: Tennessee
COUNTY OF: Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

Sworn to and subscribed before me this 3 day of May, 2024.

Notary Public
3-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:
Red Door Title Services LLC
311 Royal Oaks Blvd, Ste 130A
Franklin, TN 37064

Name and Address of New Owner:
Alemu Mindaga
357 Childe Harolds Cir
Brentwood TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: 175-06-0A-043.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED,

Agni Parsai and Phul Parsai, husband and wife, "the Grantor(s),"

HAS THIS DAY BARGAINED AND SOLD AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO

Alemu Mindaga, a married man, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 43, on the Plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", according to plat and survey appearing of record in Instrument No. 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Agni Parsai and Phul Parsai, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20131023-0110509 Register's Office for Davidson County, Tennessee, dated October 21, 2013 and recorded on October 23, 2013.

This is __X__ improved _____ unimproved property also known as 1129 Shallowbrook Trail South, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

TO HAVE AND TO HOLD said real estate unto the Grantee(s), and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2024.

_____(SEAL)
Agni Parsai

_____(SEAL)
Phul Parsai

STATE OF Pennsylvania
COUNTY OF Dauphin

On this 2nd day of May, 2024, before me personally appeared **Agni Parsai and Phul Parsai, husband and wife,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Public:
My commission expires: 12/31/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

File No. 2024-679

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 May 1, 2024.

Affiant Signature

5/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2024.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026