Karen Johnson Davidson County
Batch# 1142459 DEEDWARR
06/03/2024 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240603-0041322

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 1/30/2024
(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 |
|---|---|---|
| Fanus Debrezion and Feleg Amaniel | New Owners | |
| (NAME) | (NAME) | 14801004700 |
| 3723 Turley Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (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, **Shelley Suter, an unmarried woman formerly known as Shelley McCorkle**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Feleg Amaniel and Fanus Debrezion, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, being Lot No. 154 on the Plan of Hillbrook, Section III, of record in Book 3300, Page 84, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Shelley McCorkle, an unmarried and Shelley D.Suter by virtue of that certain Quit Claim Deed dated July 3, 2018, and being of record at Instrument No. 20180717-0069133 and Warranty Deed dated February 7, 2003 at Instrument No. 20030212-0019170 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Shelley D. Suter and Diane A. Ingraham, tenants in common, with right of survivorship by virtue of Warranty Deed dated February 7, 2003 at Instrument No. 20030212-0019170 in the said Register's Office.**

**Shelley Suter is aka Shelley D. Suter.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed'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 3723 Turley Dr. Nashville, TN 37211
(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 3rd day of June, 2024.

Shelley Suter

**Shelley Suter**

STATE OF Tennessee
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 3rd day of June, 2024.

Jacqueline G Brown

Notary Public

My Commission Expires: 11/3/24

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## 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~~ June 3, 2024.

Affiant Signature

6/3/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY