Karen Johnson Davidson County
Batch# 1143099 DEEDWARR
06/04/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20240604-0041707

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3230-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $374,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2024.

Notary Public
My Commission Expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Seleshi Adera and Azeb Tesfay 3369 Country Way Road Antioch, TN 37013	New Owner	150-07-0-217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Winston R. Dillard, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Seleshi Adera, and Azeb Tesfay, husband and wife**, hereinafter called the Grantee(s), /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. 194 on the Plan of The Country, Section V of record in Plat Book 5200, Page 271 and 272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winston R. Dillard, unmarried by Warranty Deed from Michael T. Barrette and wife, Patricia T. Barrette of record in Book 10451, page 387, Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 12, 1997.

Being the same property conveyed to Brenda J. Fisher, Trustee by Quitclaim Deed from Winston R. Dillard, unmarried of record in Book 10455, Page 110, Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 15, 1997 and within the same deed the said Brenda J. Fisher, Trustee conveyed his interest in the subject property to Winston R. Dillard and Zynthia Waller, unmarried person.

Being the same property conveyed to Winston R. Dillard, unmarried by Quitclaim Deed from Zynthia W. Dillard, unmarried a/k/a Zynthia Waller, unmarried of record in Instrument No. 20090608-0052806 Register's Office for Davidson County, Tennessee, dated June 04, 2009 and recorded on June 08, 2009.

This is ☒ improved or ☐ unimproved property located at: **3369 Country Way Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2024

GRANTOR:

Winston R. Dillard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Winston R. Dillard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202406040041707

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/3/24 (date of document).

Affiant Signature

5/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

