# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143129 DEEDWARR
06/04/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240604-0041747

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**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) | 149110A09000CO |
| (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, **Quintin Hale,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES 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:

**LAND in Davidson County, Tennessee, being Lot No. 90 on the Plan of Rice Hill, Phase 3, as of record in Book 6900, Page 292, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property previously conveyed to Vanessa J. Hale, unmarried by virtue of Warranty Deed dated October 14, 2004 at Instrument No. 20040119-0125656 in the said Register's Office. Vanessa J Hale died intestate on December 19, 2020 leaving a son Quintin Hale and an adopted daughter Sarah Jane Hale via Affidavit of Heirship of record at Instrument No 20211112-0150956 in the Register's Office of Davidson County, Tennessee. Sarah Jane Hale died intestate at the age of 26 on January 4, 2021 leaving her brother Quintin Hale as her sole heir via Affidavits of Heirship of record at Instrument No. 202406040041745 and Instrument No. 202406040041746 in said Register's office, Tennessee.**

**Grantor warrants that this property has not been used as his primary residence.**

**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.**

unimproved
This is improved x property, known as 1320 Rice Hill Circle 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 3rd day of June, 2024.

Quintin Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Quintin Hale** , 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 3rd day of June, 2024.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE 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 6/3/24.

Affiant Signature

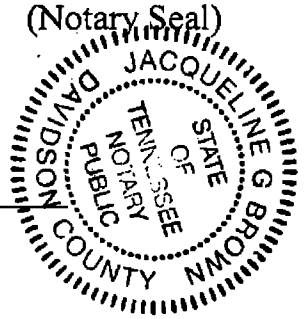
6/3/24
Date

State of Tennessee
County of Davidson

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

Jacqueline G Brown
Notary's Signature

(Notary Seal)




My Commission Expires: 11/3/25