Karen Johnson Davidson County
Batch# 1154136 DEEDWARR
07/03/2024 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20240703-0050395

STATE OF: TENNESSEE
COUNTY OF: WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Garretto Reden
(Affiant)

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

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

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

Name and Address of New Owner:
Tesfaye Maraye + Sable K. Kifle
1009 Trevino Place
Antioch, TN 37013

Send Tax Bills To:
Same

Map & Parcel No: 150-02-0A-002-00

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,

Benjamin Harp, a single person and Thomas Eric Washburn, a single person, as joint tenants with rights of survivorship, "the Grantor(s),"

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

Tesfaye Maraye, and Sable Kifle, Husband and Wife, "the Grantee(s),"

The following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat for Townview Place of record in Plat at Instrument No. 20170628-0065024, 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 Benjamin Harp, a single person and Thomas Eric Washburn, a single person, as joint tenants with rights of survivorship by Warranty Deed from Moss Springs, LLC, a Tennessee limited liability company of record in Instrument No. 20190531-0051764 Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on May 31, 2019.

This is __X___ improved _____ unimproved property also known as 1009 Trevino Place, 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 3rd day of July, 2024.

Benjamin Harp (SEAL)
Benjamin Harp

Thomas Eric Washburn **(SEAL)**
Thomas Eric Washburn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of July, 2024, before me personally appeared **Benjamin Harp, and Thomas Eric Washburn**, 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 3rd day of July, 2024.

Notary Public:
My commission expires: 02.20.28

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY

File No. 2024-690

TRUE COPY CERTIFICATION

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

I, Charlotte Becker *(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 7-3-24 *(date of document)*.

Charlotte Becker — Custodian's Signature

7-3-24 — date

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26