Name and Address of New Owner:
Michael Y. Weldegergis
1801 Olive Circle
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1157866 DEEDWARR
07/15/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20240715-0052866

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 135140B05100CO

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, **Sandra L. Judge, unmarried**, "the Grantor." has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Y. Weldegergis,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section One, Phase Two, Ransom Place, of record in Plat Book 7900, Page 463, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John P. Judge and Sandra L. Judge, husband and wife by Warranty Deed from Esaul Nunez and Hilda Vicens, now known as Hilda Nunez, husband and wife dated August 16th 2019 and recorded August 29th 2019 in Instrument No. 20190829-0087153 in the Register's Office of Davidson County, Tennessee. John P. Judge died on 3/14/24, leaving Sandra L. Judge the surviving tenant by the entirety.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1801 Olive Circle, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 5th day of July, 2024.

Sandy L. Judge (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of July, 2024, before me personally appeared Sandy L. Judge, 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 5th day of July, 2024.

Notary Signature
My commission expires: 11.3.2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $399,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of July, 2024.

Notary Signature
My commission expires:

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

202407150052866

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 7/5/24 (date of document).

Affiant Signature

7/8/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025