WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162770 DEEDWARR
07/26/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240726-0056573

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2024.

Katherine Warren
Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alemu Mindaga	Alemu Mindaga	Parcel ID: 150 14 0 057.00
(NAME)	(NAME)	
3357 Oak Timber Dr.	**3357 Oak Timber Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clara Dean McAfee, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alemu Mindaga**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 13, on the plan of Lake Towne Park, Section 4, of record in Plat Book 6900, Page 661, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert Lee McAfee, Sr. and wife, Clara Dean McAfee from Duane G. McDuffie, unmarried by Warranty Deed dated August 11, 1995 and recorded on August 15, 1995 in Book 9763, Page 175, Register's Office for Davidson County, Tennessee. The said Albert Lee McAfee, Sr. having since died on July 9, 2020 and subject property vested in Clara Dean McAfee as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3357 Oak Timber Dr., Antioch, TN 37013

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 our hands this 24th day of July, 2024

Clara Dean McAfee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Clara Dean McAfee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2024.

Notary Public

My Commission Expires: 2/21/28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

July 24, 2024.

Date

Affiant Signature

July 26, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of July, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON