Karen Johnson Davidson County
Batch# 1168500 DEEDWARR
08/13/2024 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240813-0061180

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abeba D. Tadele and Berhe Gebrihet	new owner	
(NAME) 3114 Hidden Creek Dr.	(NAME) 3114 Hidden Creek Dr.	16203037400
(ADDRESS) Mt. Juliet TN 37122	(ADDRESS) Mt. Juliet TN 37122	
(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, **Maung Lah Win and Pae Wah, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abeba D Tadele, and Berhe Gebrihet, Joint Tenancy with Right of Survivorship,** 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:

BEING Lot No. 94 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, Page 143 and 144, in the Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 94 fronts 62.0 feet along the Northerly margin of Algonquin Court and extends back 156.7 feet on the Westerly line and 150.5 feet on the Easterly line to a dead line in the rear on which it measures 74.77 feet.

Being the same property conveyed to Maung Lah Win and Pae Wah, husband and wife, by virtue of that certain Warranty Deed dated April 14, 2017, and being of record at Instrument No. 20170419-0038173 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 904 Algonquin Ct. 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 26th day of July, 2024.

M W
Maung Lah Win

Pae Wah

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Maung Lah Win and Pae Wah,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of July, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 July 26, 2024.

Affiant Signature

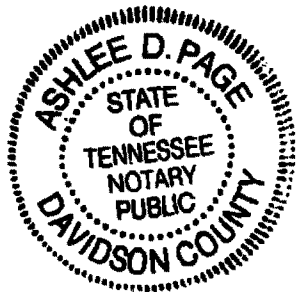
7/26/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026