Karen Johnson Davidson County
Batch# 1174567 DEEDWARR
08/26/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240826-0065527

WARRANTY DEED

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

DESTA-H24188

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF August, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/22/26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Haymanot Desta, an unmarried man	New Owner	182-2-C-36
2512 Haskell Drive		
Antioch, TN 37013		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, TERSEA IDETT CARDOZO GARCIA, UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HAYMANOT DESTA, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 36 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Teresa Idett Cardozo Garcia, unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 06/29/2022 and filed for record on 07/01/2022 in Instrument No. 20220701-0076484, in Register's Office for Davidson County, Tennessee.

Subject to any and all matters of record in Instrument No. 20220701-0076484.

This is (X) improved property known as 2512 Haskell Drive, Antioch, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 15 day of August, 2024 :

Tersea Idett Cardozo Garcia

STATE OF ~~Tennessee~~ IN

COUNTY OF Bartholomew

Personally appeared before me, Justine Harlan, a Notary Public in and for said County and State, the within named TERSEA IDETT CARDOZO GARCIA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Columbus, IN, this 15th day of August, 2024.

Notary Public

My Commission Expires: 11.15.2028

JUSTINE HARLAN
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0729942
My Commission Expires Nov 15, 2028

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 8/15/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

