Name and Address of New Owner:
Bereket A. Kidane and Fithawit H. Abraham
3625 Longhaven Xing
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 16413003400

Karen Johnson Davidson County
Batch# 1183571 DEEDWARR
09/19/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20240919-0072652

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, **Johnny E. Molina and Lisa Lizet Suazo Hernandez (fka llsa Lizet Suazo Hernandez), husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bereket A. Kidane and Fithawit H. Abraham, married to each other,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 196, on the Plan of Resubdivision of Lots 195 & 196, Asheford Crossing, Section One, of record in Book 8250, Page 484, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Johnny E. Molina and llsa Lizet Suazo Hernandez, husband and wife by Warranty Deed from Marisol Pena, a married woman dated July 28th 2015 and recorded August 5th 2015 of record in Instrument No. 20150805-0078068, said Register's Office, Davidson County, Tennessee.

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: 3625 Longhaven Xing, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantees, 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 16th day of September, 2024.

_____ (SEAL)
Johnny E. Molina

Lisa Lizet Suazo Hernandez (SEAL)
Lisa Lizet Suazo Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2024, before me personally appeared Johnny E. Molina and Lisa Lizet Suazo Hernandez, 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 16th day of September, 2024.

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

_____
Notary Signature
My commission expires: 11.3.2025

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 $410,000.00, 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

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 16th day of September, 2024.

_____
Notary Signature
My commission expires: 9/7/2026

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 9/16/24.

Affiant Signature

9/18/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of Sept., 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25