WARRANTY DEED

Karen Johnson Davidson County
Batch# 1184578 DEEDWARR
09/20/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240920-0073252

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~ to 250,000.00

Parker A Priddy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/27/2026

(AFFIX SEAL)

CRYSTAL N. JARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nebiat Girma Sahlu	New Owner	163-16-0C-227.00
(NAME)	(NAME)	
1128 Waterburg Lane		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we **Parker A Priddy, a single person,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nebiat Girma Sahlu, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit No. 227 of Phase 2-B of Matlock Townhomes, being a Private Element within a Horizontal Property Regime with Private Elements, as described in the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, and amended Instrument No. 20070509-0055599, Instrument No. 20070705-0080103, Instrument No. 20100122-0005543, Instrument No. 20100503-0033517, Instrument No. 20101216-0099939, Instrument No. 20200828-0098062, (which adds Phase Z-B, and depicts the above-referenced Unit on Exhibit B thereto, being the Site Plan for MATLOCK PHASE 2-B); Instrument No. 20111228-0101458 and Instrument No. 20170612-0058618, and further including the rights, uses and benefits in the Common Elements and Limited Common Elements incident to ownership of said Unit as specified by Master Deed and the amendments thereto, to which reference is made for a more complete description.

Being the same property conveyed to Parker A. Priddy, a single man and Forrest C. Priddy, a married man, as tenants in common with right of survivorship by Warranty Deed from Jones Construction, LLC, dated 05/07/2020, of record in Instrument No. 20200513-0049875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Parker A. Priddy, a single man by Quitclaim Deed from Parker A. Priddy, a single man and Forrest C. Priddy, a married man, dated 08/13/2021, of record in Instrument No. 20210818-0111653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1128 Waterburg Lane, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 13th day of September, 2024.

Parker A Priddy

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Parker A Priddy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of September, 2024.

Notary Public:
My Commission Expires: 03-22-2026

CRYSTAL N. JARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

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 9/13/24 (date of document).

Affiant Signature

9/20/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

