Name and Address of New Owner:
Yohannes Assefa
1112 Madison Mill Drive
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1194679 DEEDWARR
10/17/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241017-0080499

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

Map & Parcel No: 16106007900

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, **Paulinus Nwaija and Marcella Nwaija, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yohannes Assefa, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 40 on the Plan of Huntington Park, Section 1, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Paulinus Nwaija by Warranty Deed from Zuhair S. Mikail, unmarried dated May 1st 2003 and recorded May 27th 2003 of record in Instrument No. 20030527-0071027 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2025 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.

This is improved property known as 730 Huntington Parkway, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 1st day of October, 2024.

_____(SEAL)
Paulinus Nwaija

_____(SEAL)
Marcella Nwaija

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2024, before me personally appeared Paulinus Nwaija and Marcella Nwaija, 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 1st day of October, 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 $385,000.00, 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

Sworn to and subscribed before me this 1st day of October, 2024.

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

_____
Notary Signature
My commission expires: 11-3-2025

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 10/1/24 (date of document).

Affiant Signature

10/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

