Karen Johnson Davidson County
Batch# 1195043 DEEDWARR
10/17/2024 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241017-0080652

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 8th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-16-26
(AFFIX SEAL)

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Meseret Kenato	SEND TAX BILLS TO: Meseret Kenato	MAP0PARCEL NO.(S) 165-09-0A-063.00-CO
(NAME) 1932 Port James Circle	(NAME) 1932 Port James Circle	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ronald D. Higgins and Patricia A. Higgins, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Meseret Kenato , "the Grantee," the following described real estate in Davidson County, Tennessee :

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Lakewood Village, Section Two of record in Plat at Instrument No. 20000215-0015148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald D. Higgins and Patricia A. Higgins, husband and wife by Warranty Deed from Fischer and Ford Group LLC of record in Instrument No. 20001121-0114986 Register's Office for Davidson County, Tennessee, dated November 17, 2000 and recorded on November 21, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1932 Port James Circle, Nashville, TN 37013

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 8th day of OCTOBER, 2024.

Ronald D. Higgins

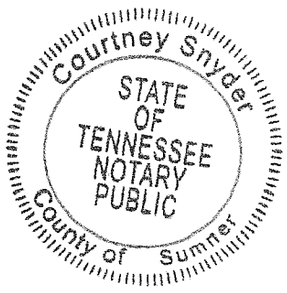
Patricia A. Higgins

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8th day of OCTOBER, 2024, before me personally appeared Ronald D. Higgins and Patricia A. Higgins, 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 8th day of OCTOBER, 2024.

Notary Signature
My commission expires: 6-16-26



Tennessee Certification of Electronic Document

I, Hailey Hodges, 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 10-9-24 (date of document).

Affiant Signature

10-9-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-16-26

NOTARY'S SEAL

