WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1198878
10/30/2024 03:33:35 PM
Fees: $13.00 Taxes: $936.10

Davidson County
DEEDWARR
2 pgs

20241030-0083787

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alemu Mindaga	**NEW OWNER**	
(NAME)	(NAME)	**162-06-068.00**
357 Childe Harolds Cir.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **LUNSFORD REI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEMU MINDAGA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 41 on the Plan of Section I, Fair Oaks, as of record in Book 4175, Pages 42 and 43, Registers Office for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Delvin Drive, at the corner of Lots 41 and 42; thence with the line between said lots, Southwesterly 110 feet to a monument; thence along the rear line of Lot 41, Northwesterly 88.35 feet to a point in the Easterly margin of Delvin Court; thence with the margin of the same, around a slight curve in a Northerly direction 94.78 feet to a monument; thence around a curve in a Northeasterly direction 38.06 feet to a monument in the Southerly margin of Delvin Drive; thence with the margin of the same, Southeasterly 74.40 feet to the point of beginning.

Being the same property conveyed to James C. Williams and wife, Beverly Williams by Warranty Deed from Hugh J. Taylor Jr. and wife, Mary Ann Taylor of record in Book 6173, page 937, Register's Office for Davidson County, Tennessee, dated November 4, 1983 and recorded on November 10, 1983.

Being the same property conveyed to James Claude Williams Sr. by Special Warranty Deed (Nunc Pro Tunc) from Beverly Williams of record in Instrument No. 20220329-0036124 Register's Office for Davidson County, Tennessee, dated September 1, 2021 and recorded on March 29, 2022.

Said James Claude Williams Sr. has been deceased, died on May 14, 2019. Order granting motion to sell authorizing Delishia Porterfield as Personal Representative to execute all closing documents as noted in Case Number 19P1275, Circuit Court, Probate Division for Davidson County, Tennessee.

Being the same property conveyed to Lunsford REI, LLC, a Tennessee limited liability company by Warranty Deed from Delishia Porterfield, Personal Representative of the Estate of James Claude Williams Sr. of record in Instrument No. 20241030-0083782 Register's Office for Davidson County, Tennessee, dated October 28, 2024 and recorded on October 30, 2024.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 4175, Page 42-43, Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 4289, Page 198, as amended at Book 4475, Page 863 (expired), in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Right of Way of Delvin Drive and Delvin Court.

- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **265 Delvin 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(S), their heirs and 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), 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 the 28th DAY OF OCTOBER, 2024.

Lunsford REI, LLC

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of LUNSFORD REI, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of October, 2024.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212