WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207939 DEEDWARR
11/22/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,048.58
20241122-0091481

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,400.00

Abenezer Sidemo
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/21/2024.

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-13988-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tagesech Wedebo and Abenezer Sidemo	New Owner	163 04 0a 306.00
3001 Hamilton Church Road #306		
Antioch, TN 37013		

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,

Meranda L. Richardson, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tagesech Wedebo, an unmarried woman, and Abenezer Sidemo, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 306, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No.: 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meranda L. Richardson, a single woman by Warranty Deed from Tracy D. Hurst, unmarried, and Alexandria D. Hurst, unmarried dated 11/05/2018 and recorded on 11/08/2018 in Instrument Number 20181108-0110681, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3001 Hamilton Church Road #306 Antioch, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on November 21, 2024.

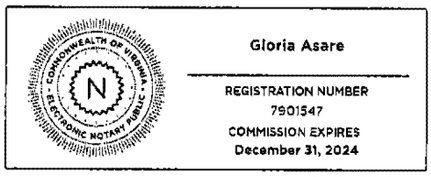
Meranda L Richardson
Meranda L. Richardson

STATE OF Virginia

COUNTY OF Loudoun

Personally appeared before me via audio-video communication, a Notary Public of said County and State, Meranda L. Richardson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this November 21, 2024.



Electronic Notary Public

Notary Public : Gloria Asare

My Commission Expires: 12/31/2024

Registration No: 7901547

Notarized remotely online using communication technology via Proof.

File #: 2024-13988-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 November 21, 2024.

Affiant Signature

11/21/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

