When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File # 1-23536-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1209004 DEEDWARR
12/02/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20241202-0093095

T-P-24-1205

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson RR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Beza Worku	**Steadfast Mortgage, LLC**	
(NAME)	(NAME)	
1205 Crestfield Drive	**1535 West Northfield Boulevard, #7**	**172-12-0B-078.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Murfreesboro, TN, 37129**	
(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, **JEFFREY A. TISHERMAN, TRUSTEE, AND INGRID L. TISHERMAN, TRUSTEE,OF THE TISHERMAN FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEZA WORKU, AN UNMARRIED WOMAN,** 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. 383 on the Plan of Section Six, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 290, 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 Jeffrey A. Tisherman and Ingrid L. Tisherman, as trustee of the Tisherman Family Trust, u/a/d 6/28/06 by Warranty Deed from Arafat B. Mohamed and wife, Margaret Melissa Mohamed of record in Instrument No. 20151113-0115381 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 13, 2015.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the boundary plan of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page 170, as amended in Book 8374, Page 591, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531 and amended in Instrument No. 20230831-0068146, in the Register's Office for Davidson County, Tennessee.
- Sewer line easement of record in Book 7690, Page 260 and Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
- Charter to the HOA of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Conveyance to HOA of common element of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Water Main easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
- Southern Bell Phone easement of record in Book 1113, Page 606 and 1318, Page 441, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8614, Page 874 and Book 8614, Page 959, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.

This is **improved** property known as: **1205 Crestfield Drive, Nashville, Tennessee 37211**.

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 25th DAY OF NOVEMBER, 2024.

Tisherman Family Trust

BY: _____
Jeffrey A. Tisherman
Trustee

BY: _____
Ingrid L. Tisherman
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY A. TISHERMAN, TRUSTEE of TISHERMAN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INGRID L. TISHERMAN, TRUSTEE of TISHERMAN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of November, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/25/2024 **(date of document).**

Affiant Signature

Date: 11/29/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th **day of** November, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY