# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221018 DEEDWARR
12/27/2024 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20241227-0100689

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $355,000.00

Affiant

CONNIE GILL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 19th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES:
3/22/26
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP0PARCEL NO.(S) |
|---|---|---|
| Abebe Aragaw | Abebe Aragaw | 136-13-0-120.00 |
| (NAME) 3037 Goodwin Drive | (NAME) 3037 Goodwin Drive | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, TN 37217 | |
| (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, Johnny Giles, II and Mary James, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Abebe Aragaw , "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. 29 on the Plan of Edge-O-Lake Section 20-A of record in Plat Book 5200, Page 183, 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 Johnny Giles and Mary James, husband and wife by Warranty Deed from Carter Realty Investments of record in Instrument No. 20150402-0028893 Register's Office for Davidson County, Tennessee, dated March 27, 2015 and recorded on April 02, 2015.

Johnny Giles and Johnny Giles, II being one in the same.

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 3037 Goodwin Drive, Nashville, TN 37217

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 18th day of December, 2024.

Johnny Giles, II

STATE OF FLORDIA
COUNTY OF Lee

On this 18th day of December, 2024, before me personally appeared Johnny Giles, II 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 18th day of December, 2024.

Notary Signature
My commission expires: 10/24/2027

MARY LOUISE MAMARY
Notary Public-State of Florida
Commission # HH 438058
My Commission Expires
October 24, 2027

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18 day of 12, 2024.

Mary James

STATE OF TENNESSEE
COUNTY OF

On this 18 day of December, 2024, before me personally appeared Mary James, 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 18 day of Dec, 2024.

Notary Signature
My commission expires:
5/29/2028

CHRISTINA LITTLEJOHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

**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 12/18/24 (date of document).

Affiant Signature

12/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

