Karen Johnson Davidson County
Batch# 1224967 DEEDWARR
01/09/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250109-0002058

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~. $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/20/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Rd., Suite 210, Nashville, Tn 37215

File No.: NAS1405-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rahel Matusala and Abeba Hadera Haile	Rahel Matusala and Abeba Hadera Haile	175-06-0A-052.00-CO
(NAME) 1132 Shallowbrook Trl	(NAME) 1132 Shallowbrook Trl	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SADIE M. PRITCHARD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAHEL MATUSALA, A SINGLE WOMAN AND ABEBA HADERA HAILE, A MARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being lot 52, Section 1, The Preserve at Old Hickory, as shown on plat of record in Instrument No. 20060824-0104545, in the Register's Office, Davidson County Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sadie M. Pritchard, unmarried by Warranty Deed from Lynn R. Pritchard of record in Instrument No. 20180327-0028627 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on March 27, 2018.

This is improved ☒ property, known as 1132 Shallowbrook Trl, Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this the 8 day of January, 2025.

Sadie M. Pritchard

State of Tennessee
County of Davidson

On this 8 day of January, 2025, before me personally appeared Sadie M. Pritchard, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 8 day of January, 2025.

Notary's Signature
My commission expires: 1-4-27

(Seal)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 9, 2025 (date of document)

Regina Sullo

Affiant Signature

January 9, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 9 day of January, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

