Name and Address of New Owner:
Sara Worku and Hana Gizaw
7137 South Hampton Boulevard
Antioch, Tennessee 37013

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1234359 DEEDWARR
02/05/2025 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,291.30
20250205-0008834

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 151-10-0A-285-00

WARRANTY DEED

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, **Kelli Bonds**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara Worku and Hana Gizaw, joint tenants with full right of survivorship**, "the Grantees," 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 all of Lot No. 210, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, as shown by plat appearing of record in Plat Book Instrument No. 20030707-0093205, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kelli D. Williams, an unmarried person by Warranty Deed from Amber L. Roberts, unmarried, dated June 28th 2012 and recorded July 2nd 2012 of record in Instrument No. 20120702-0057571, said Register's Office, Davidson County, Tennessee. Kelli D. Williams having since married, is now known as Kelli Bonds. William Bonds join in this conveyance for the purpose of conveying any marital interest he may hold in the property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

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 17th day of January, 2025.

Kelli Bonds, f/k/a Kelli D. Williams

William Bonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of January, 2025, before me personally appeared Kelli Bonds, f/k/a Kelli D. Williams, and Williams Bonds, 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 17th day of January, 2025.

Notary Signature
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of January, 2025.

_____
Notary Signature
My commission expires: 11-3-2025

GREG FINKBEINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 1-17-25 (date of document).

Affiant Signature

1-17-25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

