THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1237753 DEEDWARR
02/14/2025 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $395.90
20250214-0011362

ADDRESS NEW OWNER
Tedros M. Yohannes
P.O. Box 22051
Nashville, TN 37202

SEND TAX BILLS TO
same as new owner

MAP/PARCEL
103020C122.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARILYN FRADY MCADAMS, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **TEDROS M. YOHANNES, unmarried** ("Grantee" herein), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 122, together with the appurtenant interest in the common elements of West End Terrace Condominium, a horizontal property regime established by Master Deed, of record in Book 6657, page 549, as amended in Book 7541, page 995, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to PHILLIP W. CREWS, III, by deed from RONALD B. PLUNKETT AND WIFE, BRENDA F. PLUNKETT, of record in Instrument No. 20080314-0026238, dated March 13, 2008, said Register's Office. RONALD B. PLUNKETT having since died intestate on or about November 19, 2023 leaving his mother MARILYN FRADY MCADAMS as heir at law. Also see Heirship Affidavit of record in Instrument No. 20240410-0025463, said Register's Office.

This is improved property known as: 261 White Bridge Pike, Unit 122, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his heirs and assigns, forever and GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hands as of this 14th day of February, 2025.

MARILYN FRADY MCADAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **MARILYN FRADY MCADAMS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 14th day of February, 2025.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$107,000.00.**

Affiant

Sworn to and subscribed before me this 14th day of February, 2025.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Soper. 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 2/14/25 (date of document).

Affiant Signature

2/14/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

