Karen Johnson
Batch # 1240221
02/24/2025 11 47 42 AM
Fees $13 00 Taxes $921 30

Davidson County
DEEDWARR
2 pgs

20250224-0013480

Prepared by ~~and Return to:~~
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 249,000 00

Affiant

Subscribed and Sworn before me this 11th day of February , 2025

Notary Public
My commission expires. 11-3-25

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE·	TAX INFORMATION
Alemu Mindaga 4756 Greystone Street, Antioch, TN 37013	New Owner	165-13-0-013

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, **Harriette Palmer**, an unmarried woman "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alemu Mindaga,** "the Grantee," the following described real estate in Davidson County, Tennessee

LAND in Davidson County, Tennessee, being Lot No 20 on the Plan of Peppertree Forest, Revised, as of record in Pages 973-975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

BEING part of the same property conveyed to Jerry Butler, an unmarried person by deed from Peppertree Limited, of record in Book 7983, Page 658, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Timothy M Palmer, an unmarried person, by Deed from Jerry Butler, an unmarried person, on December 21, 1989, recorded on January 4, 1990, in Record book 8019, page 344, Register's office of Davidson county, Tennessee

The said Timothy M Palmer died November 12, 2023 The said Timothy M Palmer died without a Will, leaving his wife as the sole heir by Affidavit of Heirship of record in Instrument No. 20240930-0075286 and Instrument No 20240930-0075287, Register's office for said county

Harriette Palmer is one and the same as Harriette L Palmer

This is [√] improved [ ] unimproved property known as 4756 Greystone Street, Antioch, TN 37013

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, (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 effective as of the 11th day of February , 2025.

Harriette Palmer by MB Attorney in fact
Harriette Palmer by Michelle Bobrowicz, Attorney-In-Fact

POA of record in Inst. No. 20250213-0010989, RODC

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Escambia

Before me, the undersigned, of the state and county mentioned, personally appeared Michelle Bobrowicz as attorney in fact for Harriette Palmer by virtue of a power of attorney dated 5/1/2024 to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed and as the free act and deed of Harriette Palmer Reference Power of Attorney of record in ~~Record Book~~ _____, ~~page~~ _____; Register's Office for Davidson County, Tennessee Ins. 20250213001098 9

Witness my hand and seal this 11 day of February, 2025

Angela Michelle Thomas Ball
Notary Signature

My Commission Expires 2/28/25

ANGELA MICHELLE THOMAS BALL
Notary Public - State of Florida
Commission # HH 098554
My Comm. Expires Feb 28, 2025
Bonded through National Notary Assn.

✓ Physical Presence OR
___ Online Notarization
✓ Personally Known OR
___ Produced Identification
Type of Identification Produced AL DL

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # TSP-25-4756-A