8089-25

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2025.

Notary Public

COMMISSION EXPIRES: 11/3/25

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1247610 DEEDWARR
03/14/2025 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20250314-0019171

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haregewoin Gebrekidan Natnael Belete (NAME)	Pinnacle Bank (NAME)	163-04-0A-439-00
3001 Hamilton Church Road, UNIT 439 (ADDRESS)	150 3rd Ave. South Suite 1000 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jennifer Lee Vann,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Haregewoin Gebrekidan and Yille Bayeh, wife and husband, and Natnael Belete, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 439 as shown on the amendment to The Declaration and Covenants, Conditions and Restrictions Establishing The Hamilton Crossings Townhomes, a Planned Unit Development pursuant to Tennessee Code Annotated Section 66-27-101, et seq., of record in Instrument Number of record in Instrument No. 20040212-0016945, amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 (Adding Phase 2) and Instrument No. 20060206-0014793 (Adding Phase 3), Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hamilton Crossings Townhomes, the plat filed in Instrument No. 20060206-0014793 and the By-laws filed in Instrument No. 20040212-0016946, said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein, together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in said Declaration.

Being the same property conveyed to Jin S. Lee, unmarried by Warranty Deed from R. J. York Homes, LLC, a Limited Liability Company of record in Instrument No. 20061229-0160766, dated December 21, 2006 and recorded December 29, 2006, Register's Office for Davidson County, Tennessee.

Jin S. Lee has legally changed her name and now goes by Jennifer Lee Vann.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **3001 Hamilton Church Road, Unit 439** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37013** (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, successors 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, successors 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 12th day of March, 2025.

Jennifer Lee Vann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Jennifer Lee Vann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 12th day of March, 2025.

Notary Public

Commission Expires: 11/3/25

LESLIE C. LOUGHLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 3, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 12th day of March, 2025.

Signature 03/12/2025

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 12th day of March, 2025.

Notary's Signature

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025

My Commission Expires: 09/08/2025

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