Karen Johnson Davidson County
Batch# 1249307 DEEDWARR
03/24/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20250324-0021577

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 $ 438,000.00.

Affiant

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Subscribed and Sworn before me this 21st day of March , 2025.

Notary Public
My commission expires: 7-3-28

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Isaac Akelom and Rahiel Fesehaye Gebremedhn 2341 Edencrest Drive, Nashville, TN 37013	New Owner	149-15-0A-074-00 CO

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, **Jorge A. Melgar, an unmarried man and, Ana B. Granados, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Isaac Akelom, and Rahiel Gebremedhn,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 136 on the Plan of Cambridge Forest, Section Two, a Planned Unit Development of record in Book 9700, Pages 672 and 673, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jorge A. Melgar and wife, Ana B. Granados, by Warranty Deed from Pamela M. Stanton, dated October 21st, 2005, and Recorded October 24, 2005, in Instrument Number 20051024-0128286, Register's Office for Davidson County, TN.

This is [X] improved [ ] unimproved property known as 2341 Edencrest Drive, Nashville, 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 21st day of March , 2025.

Jorge A. Melgar

Ana B. Granados

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 21st day of March, 2025, before me personally appeared Jorge A. Melgar and Ana B Granados, 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 21st day of March, 2025.

Notary Signature
My commission expires: 3/23/29

ANGELA LYLES
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Cam Allen, 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 March 21, 2025.

Affiant Signature

3-21-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026