Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1273482
05/15/2025 09 35 34 AM
Fees $13 00 Taxes $1,080 40

Davidson County
DEEDWARR
2 pgs

20250515-0038210

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W Northfield Blvd , Suite 16, Murfreesboro, TN 37129

File No.. 0525-032

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Tegenaw Zarihon	Tegenaw Zarihon	162-12-0A-079 00
(NAME)	(NAME)	
1172 Brittany Park	1172 Brittany Park	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Tan Dollars And No/100 Dollars ($10 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAMELA HOGAN GRAY, TRUSTEE OF THE GRAY LIVING TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TEGENAW ZARIHON, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Lot No 79 on the Plan of Brittany Park, Phase II of record in Plat Book 9700, Page 796, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tamela Hogan Gray, Trustee of The Gray Living Trust by Warranty Deed from James Seay, heir at law of Terry Seay of record in Instrument No 20250206-009174 Register's Office for Davidson County, Tennessee, dated February 04, 2025 and recorded on February 06, 2025

This is improved ☑ property, known as 1172 Brittany Park, Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (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 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 14th day of May, 2025

Tamela Hogan Gray, Trustee of The Gray Living Trust

BY: Tamela Hogan Gray, Trustee
Tamela Hogan Gray, Trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this day of 14, 2025, before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Tamela Hogan Gray, Trustee of The Gray Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal on this the 14th day of May, 2025.

Notary Public

My Commission Expires: 12/2/28

