# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276154 DEEDWARR
05/21/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20250521-0040140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Fekadu Admasu and Yewebdar Tadesse | **New owner** | |
| (NAME) | (NAME) | |
| 6401 Worchester Drive | **Property** | 157-00-0-062.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (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, MICHAEL J. LEVITT AND WIFE, ELLEN G. LEVITT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FEKADU ADMASU AND YEWEBDAR TADESSE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, 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. 40 on the Plan of Devonshire Manor, Section One, as of record in Book 5200, pages 122 and 123, Register's Office for said County, described as follows:**

**Said Lot No. 40 begins at a point in the Westerly margin of Edinburgh Drive, the common front corner of Lots Nos. 40 and 61; thence along the line between said lots Westwardly 248.03 feet to the common rear corner of Lots Nos. 40 and 41; thence along the line between said lots Northwardly 230.09 feet to a point in the Westerly margin of Worchester Drive; thence Eastwardly along the Southerly margin of Worchester Drive, 164.41 feet to a concrete monument, the beginning of a curve to the right; thence around said curve 38.29 feet to a concrete monument in the Westerly margin of Edinburgh Drive; thence along said drive 180.79 feet to the point of beginning.**

**Being the same property conveyed to Michael J. Levitt and wife, Ellen G. Levitt by Warranty Deed from Ronald Boyd Williams and wife, Lisa W. Williams of record in Book 7265, page 775, Register's Office for Davidson County, Tennessee, dated June 08, 1987 and recorded on June 11, 1987.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 6401 Worchester Drive, Nashville, TN 37221
(House Number) (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 heirs 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.

JW2025-636

Witness my hand this 8th day of May, 2025

MICHAEL J. LEVITT

ELLEN G. LEVITT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Levitt and Ellen G. Levitt, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

JW2025-636

Certificate of Authenticity

I, Emily Manno, 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 **5/8/25**.

Date

Affiant Signature

**5/8/25**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

