Karen Johnson Davidson County
Batch# 1300570 DEEDWARR
07/22/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,464.83
20250722-0057623

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24097-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $395,900.00.

Wyatt R. Fullington
Affiant

Subscribed and sworn to before me, this the 17th day of July, 2025.

C. Loy Carney
Notary Public
My Commission Expires: 03-20-2028

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wyatt Fullington and Haley Rose Seymour 527 31st Avenue North Nashville, TN 37209	Cadence Bank 2778 West Jackson Street Building C, 2nd Floor Tupelo, MS 38801	092-10-0-077

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Yohana Asgedom, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wyatt Fullington, an unmarried man, and Haley Rose Seymour, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), 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 the South 24 feet of Lot No. 44 and the North 26 feet of Lot No. 42, CHARLOTTE HEIGHTS, of record in Plat Book 57, Page 169, Register's Office for said County.

Said parts of lots adjoin and front together 50 feet on the Westerly side of Thirty-First Avenue North and run back between parallel lines 145 feet to an alley.

Included in the above description, but expressly Excluded therefrom, is that part of Lot taken by the State of Tennessee by order of condemnation, a certified copy of which is of record in Book 4325, Page 965, said Register's Office, to which reference is hereby made.

Being the same property conveyed to Yohana Asgedom, an unmarried man by Quitclaim Deed from Fenot Asgedom, a married person, dated July 13, 2023, recorded July 20, 2023, of record in Instrument No. 20230720-0055820, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Yohana N. Asgedom and Fenot N. Asgedom by Warranty Deed from Accessible Builders Consortium, Inc., dated April 12, 2013, recorded April 29, 2013, of record in Instrument No. 20130429-0042227, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **527 31st Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2025.

GRANTOR:

Yohana Asgedom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Yohana Asgedom, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of July, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of July, 2025.

Affiant Signature
Date 7-17-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

