WARRANTY DEED

Karen Johnson Davidson County
Batch# 1308992 DEEDWARR
08/12/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250812-0064227

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jose Andres Briceno and Lis Perez Roa	Jose Andres Briceno and Lis Perez Roa	176-00-0-013.00
(NAME)	(NAME)	
4465 Lavergne Couchville Pike	4465 Lavergne Couchville Pike	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty Thousand And No/100 Dollars ($950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIZACHEW T. DEBELE AND MESERT K. ADIS, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSE ANDRES BRICENO AND LIS PEREZ ROA, husband and wife,,** 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 described as follows:

Beginning at a point in the center line of LaVergne-Couchville Pike at the northwest corner of the Somerville Property, as described in Book 5401, Page 122, Register's Office for Davidson County, Tennessee; thence South 65 degrees 15' East 1,055 feet to a point; thence North 09 degrees 45' East 207 feet to a point; thence in a westerly direction N 65 degrees 15' West 1,020 feet to a point; thence South 16 degrees 15' West 125 Feet to a point; thence South 21 degrees West 75 feet to the point of beginning.

Being the same property conveyed to Gizachew T. Debele, Married Man and Desalgen Wolde, Married

Man and Aster Temesgen, Married Woman by Warranty Deed from Rudolf DeJong and Judith DeJong, Husband and Wife of record in Instrument No. 20180924-0094397, Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 24, 2018.

Being the same property conveyed to Gizachew T. Debele and Mesert K. Adis, Husband and Wife by Quitclaim Deed from Gizachew T. Debele, Married Man, and Desalegn Wolde, Married Man, and Aster Temesgen, Married Woman of record in Instrument No. 20201124-0137670, Register's Office for Davidson County, Tennessee, dated November 17, 2020 and recorded on November 24, 2020.

unimproved ☐
This is improved ☑ property, known as 4465 Lavergne Couchville Pike, 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 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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

Witness our hands this 11th day of August, 2025

Gizachew T. Debele

Mesert K. Adis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of Aug, 2025, before me personally appeared Gizachew T. Debele and Mesert K. Adis, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 8-12-2028



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 11, 2025 (date of document)

Regina Sullo

Affiant Signature

August 12, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026