Name and Address of New Owner:
Habtom Tekleslasie and Akberet Berhe
1613 Highwater Drive
Antioch, Tennessee 37013

Send Tax Bills To:
Primis Mortgage Company
5535 Currituck Drive, Suite 120
Wilmington, NC, 28403

Karen Johnson Davidson County
Batch# 1316729 DEEDWARR
09/02/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250902-0069609

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: **164-07-0A-144.00-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, **Sherry S. Williams, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Habtom Tekleslasie and Akberet Berhe, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 157, as shown on plat for Harvest Grove, Section Two, of record as Instrument No. 20140529-0046065 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherry S. Williams, an unmarried woman, by Warranty Deed from BMCH Tennessee, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20150506-0041149 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 6, 2015.

Being improved property known as **1613 Highwater Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that she 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. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of August, 2025.

Sherry S. Williams (SEAL)
Sherry S. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sherry S. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of August, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of August, 2025.

Notary Public
My commission expires: 6-3-29

CASSIDY LEWALLEN STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

File No. GNT-25-4048

I, Kirsten Virden, 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 8/29/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/29/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

