WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334971 DEEDWARR
10/16/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251016-0082607

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00

Christina Brown
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/10/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 7487-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kekobay Assefa		133-12-0-223.00
3908 Scotwood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Aniceto Lara Hernandez, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kekobay Assefa, unmarried

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 Lot No. 111 on the Plan of Section Three, Greenwood Hills of record in Plat Book 5050, Page 10, 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 Ancieto Lara, an unmarried person by Special Warranty Deed from Deutsche Bank National Trust Company, solely in its capacity as Trustee under the Pooling and Servicing Agreement dated as of September 1, 1998, Home Equity Loan Asset Backed Certificates, Series 1998-3, who has appointed Litton Loan Servicing, LP as their Attorney-in-fact of record in Instrument No. 20051108-0134948 Register's Office for Davidson County, Tennessee, dated October 25, 2005 and recorded on November 08, 2005.

Being the same property conveyed to Aniceto Lara Hernandez, an unmarried man by Quitclaim Deed from Aniceto Lara Hernandez, A/K/A Ancieto Lara, an unmarried person of record in Instrument No. 20231027-0084287 Register's Office for Davidson County, Tennessee, dated October 13, 2023 and recorded on October 27, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3908 Scotwood Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on October 10, 2025.

Aniceto Lara Hernandez

STATE OF Washington

COUNTY OF Benton

Personally appeared before me, a Notary Public of said County and State, Aniceto Lara Hernandez, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 10, 2025.

Notary Public

My Commission Expires: 11.24.2028

File #: 7487-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TINA CASTRO
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 194133
My Commission Expires 11/24/2028

Certificate of Authenticity

I, Kim Hollingshead, 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 10/10/2025.

Kim Hollingshead, Esq

10/10/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 10/10/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON