Karen Johnson Davidson County
Batch# 1347945 DEEDWARR
11/19/2025 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251119-0092223

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vandergool PC. 256 Seaboard Lane, C-104, Franklin, TN 37067
file # 25-3498LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank, please use the address of the new owner)	MAP-PARCEL
Zelalem Mekonnen	New owner	
5654 Obrien Avenue		
Nashville, TN 37209		091-14-0-039-00

FOR AND IN 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, WE, **CURTIS M. GROVES, A MARRIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZELALEM MEKONNEN, A SINGLE MAN** 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. 66, on the Plan of West Nashville Heights, of record in Plat Book 332, Page 127, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. INCLUDED in the above but EXCLUDED is that portion conveyed to the State of Tennessee in Instrument No. 20010911-0098588, said Register's Office. Being a part of the same property conveyed to Curtis M. Groves, married by Warranty Deed from Cleddie J. Connor dated September 29, 2005 and recorded September 30, 2005 in Instrument No. 20050930-0117795, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Curtis M. Groves by Quitclaim Deed from Faith J. Groves, dated November 7, 2018 and recorded November 9, 2018 in Instrument No. 20181109-0110892, Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE, IF ANY.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 5654 Obrien Avenue, Nashville, TN 37209

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 the 23rd day of October, 2025.

Curtis M. Groves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CURTIS M. GROVES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

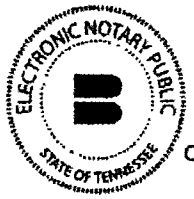
Witness my hand and official seal at Franklin, Tennessee, this 23rd day of October, 2025.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication



Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 14, 2025.

J. Carlton Drumwright

November 14, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 14, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY