Karen Johnson Davidson County
Batch# 1353942 DEEDWARR
12/04/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20251204-0096604

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM G. WRAPE AND KATHY P. WRAPE, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZEWDIE BELAYNEH AND SAMMY MARIAM, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 407 ON THE PLAN OF SECTION NINE, THE COUNTRY OF RECORD IN PLAT BOOK 6900, PAGE(S) 285 AND 286, 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 WILLIAM G. WRAPE AND KATHY P. WRAPE, HUSBAND AND WIFE BY WARRANTY DEED FROM THELMA HINKLE, UNMARRIED, DATED DECEMBER 16, 2016, RECORDED DECEMBER 20, 2016, OF RECORD IN INSTRUMENT NO. 20161220-0133360, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1305 RAVENNA COURT S, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 1ST day of DECEMBER 2025.

William G. Wrape
WILLIAM G. WRAPE

Kathy P. Wrape
KATHY P. WRAPE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM G. WRAPE AND KATHY P. WRAPE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 1ST day of DECEMBER, 2025.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this the 1ST day of DECEMBER 2025.

NOTARY PUBLIC
My commission expires 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Address New Owner(s) as follows:
ZEWDIE BELAYNEH AND SAMMY MARIAM
1305 RAVENNA COURT S
ANTIOCH, TN 37013

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 150 030 0/353.00

Certificate of Authenticity

I, Holly A Mason, 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 12/1/25.

Affiant Signature

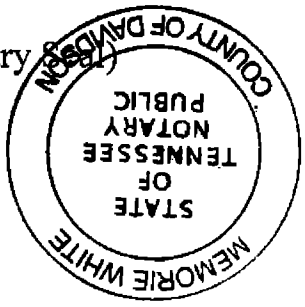
12/1/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 1st day of December, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 3.6.29