THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$424,000.00**. Shawn R Richards **Affiant** Subscribed and sworn to before me, this **9th day of December, 2025**. **Notary Public** **My commission expires:** 7-2-29

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1359269 DEEDWARR
12/17/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,568.80
20251217-0100516

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashenafi Woldesemait and Lidet Bogalle **2881 Whitebirch Drive** **Hermitage, TN 37076**	~~TBD~~ NEW OWNER ,	**097 02 0A 651.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Christopher A. Withrow and Pamela J. Withrow, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Ashenafi Woldesemait, and Lidet Bogalle**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 651 on the Final Plat of VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 7, as shown on the Plat of the same of record in Plat Instrument No. 20170426-0040821, in the Register's Office for Davidson County, Tennessee, to which Plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher A. Withrow and Pamela J. Withrow, husband and wife, by Warranty Deed from James R. Jackson, a single man, of record in Instrument No. 20220615-0068427, in the Register's Office of Davidson County, Tennessee, dated June 08, 2022 and recorded on June 15, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2881 Whitebirch Drive, Hermitage, TN 37076**.

HE-2025-594

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 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/our hand(s) this **9th day of December, 2025.**

Christopher A. Withrow

Pamela J. Withrow

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 9th day of December, 2025, before me personally appeared Christopher A. Withrow and Pamela J. Withrow, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2025.

Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

HE-2025-594

Certificate of Authenticity

I, Scott Hubbard, 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

12-9-2025.

Date

Affiant Signature

December 9, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of December, 2025

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: 7/9/25
Date

Notary's Seal (if on paper)

M&H File #: **25-559**