Karen Johnson Davidson County
Batch# 1378449 DEEDWARR
02/09/2026 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20260209-0009748

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $393,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 30 Day of Jan, 2026

_____
Notary Public
My Commission expires 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Samuel Tekle and Selemawit Tesfamariam
4305 Winton Drive

Antioch, TN 37013

SEND TAX BILLS TO:
Samuel Tekle and Selemawit Tesfamariam
4305 Winton Drive

Antioch, TN 37013

MAP AND PARCEL NUMBER: 16302001200

WARRANTY DEED
26NT00064

Effective the 30 Day of Jan, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ruth Laporte and husband, Ernst Laporte

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel Girmay Tekle and Selemawit Tesfamariam, Husband and Wife

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. 60, on the Plan of Hickory Highland Place, Phase Three, of record in Plat Book 9700, Page 798, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to ~~Samuel Girmay Tekle and Selemawit Tesfamariam, Husband and Wife~~, herein by warranty deed dated 28th day of ~~January, 2026~~, of record at _____ in said Register's Office of Tennessee.

Being the same property conveyed to Ruth Laporte and Husband, Ernst Laporte, by virtue of that certain Warranty Deed dated April 30, 2012, and being of record at Instrument No. 20120515-0041742 in the Register's Office of Davidson County, Tennessee.

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. We do covenant with 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 is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the _____ day of _____, _____

Ernst Laporte 01/29/2026 07:20 PM CST

Ernst Laporte

State of TN, Davidson
County of _____)

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ernst Laporte**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 01/30/2026 07:57 AM CST

Notary Public

My Commission expires: _____/_____/ _____

Ruth Laporte 01/29/2026 08:29 PM CST

Ruth Laporte

State of TN, Davidson
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ruth Laporte**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Edward P. Hunsberger Sr. 01/30/2026 07:57 AM CST

Notary Public

My Commission expires: _____/_____/ _____

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
Online Notary Public
My Comm. Expires
JANUARY 22, 2030
Online Notary Public. This notarial act involved the use of online audio/video communication technology.
Notarization facilitated by SIGNIX®

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 January 30, 2026.

Affiant Signature

1/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY