Name and Address of New Owner:
Adugna Ketero
2609 Ravine Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 148-02-0-105

Karen Johnson Davidson County
Batch# 1378821 DEEDWARR
02/10/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260210-0010261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wegahta Ghebretensay, a single man, and Yohana Selmon, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adugna Ketero, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 11, Resubdivision of Reserve Parcel "A", Century Center Park, as shown on Plan of record in Plat Book 5200, Page 422, Register's Office, Davidson County, Tennessee, to which Plan refence is hereby made for a more complete description thereof.

Being the same property conveyed to Wegahta Ghebretensay, by Warranty Deed dated January 9, 2013 from Fannie Mae A/K/A Federal National Mortgage Association, recorded January 18, 2013 in Instrument No. 20130118-0006169 in the Register's Office.

Reference is hereby made to divorce action styled Wegahta Ghebretensay v. Yohana Selmon, Docket No. 22D1855, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Yohana Selmon hereby joins in to convey any rights they may have marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of February, 2026.

_____(SEAL)
Wegahta Ghebretensay

_____(SEAL)
Yohana Selmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2026, before me personally appeared Wegahta Ghebretensay and Yohana Selmon, 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 3rd day of February, 2026.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 3rd day of February, 2026.

_____
Notary Public
My commission expires:_____
File No. 2026-8697-RS

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/3/26 (date of document)

Regina Sullo

Affiant Signature

2/4/26

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 4 day of Feb., 2026

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202602100010261