Karen Johnson Davidson County
Batch# 1393355 DEEDWARR
03/16/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20260316-0020818

WARRANTY DEED

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: April 19, 2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ifeoma Brodie	New Owner	
(NAME)	(NAME)	151-10-0A-122.00-CO
1033 Windsor Brook Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Helen Yohannes Araya, married**, (erroneously referred to as **Helen Araya Yohannes)** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ifeoma Brodie, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 47 on the Plan of Phase 2, Villages of Long Hunter of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Samuel Asmelash, Single by Warranty Deed from Kavanagh Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210913-0122209 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 13, 2021.

The said Samuel Asmelash, died on or about April 30, 2024, leaving his siblings, Meaza Yohannes, Helen Samson Yosef, and Helen Araya Yohannes, as his heirs-at-law. Reference is made to the Affidavit of Heirship recorded on September 23, 2024, in Instrument No. 20240923-0073565, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen Araya Yohannes by Quitclaim Deed from Meaza Yohannes, Helen Samson Yosef, and Helen Araya Yohannes, heirs-at-law of Samuel Asmelash of record in Instrument No. 20240923-0073566 Register's Office for Davidson County, Tennessee, dated September 04, 2024 and recorded on September 23, 2024.

Seller warrants this is not her marital property

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1033 Windsor Brook Place, Antioch, TN 37013

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 is 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 this 12th day of March, 2026.

Helen Yohannes Araya

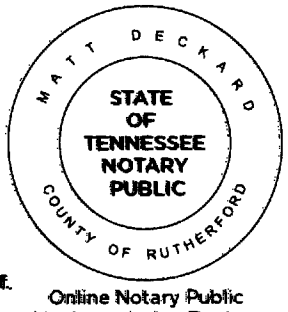
Helen Yohannes Araya

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, **Helen Yohannes Araya**, the within named bargainor, 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.

Witness my hand, at office, this 12th day of March, 2026.

Notary Signature
My commission expires: 05/16/2027



Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 16, 2027

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 March 13, 2026.

J. Carlton Drumwright

March 13, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 13, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY