Karen Johnson Davidson County
Batch# 1397708 DEEDWARR
03/26/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260326-0024119

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $530,000.00.

Affiant

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

Subscribed and sworn before me this the 23rd day of March, 2026.

Notary Public
My commission expires: 9-5-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tadele Adane 3013 Summercrest Trl Antioch, TN 37013	Lender Nwowner	164-10-0A 193.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA K. ALLEN, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TADELE ADANE AND FEBEN TABOR, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 408 on the Plan of Summerfield Village Three, A Planned Unit Development, of record in Instrument Number 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Debra K. Allen, an unmarried person, by deed dated 07/15/2004, from Capitol Homes, Inc., a Tennessee Corporation, of record in Instrument No. 20040721-0087521, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3013 Summercrest Trl, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23rd day of March, 2026.

Debra K. Allen

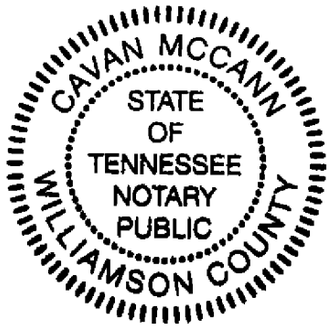
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Debra K. Allen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2026.

My commission expires: 9/21/26

Notary Public



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 March 23 2026.

Affiant Signature

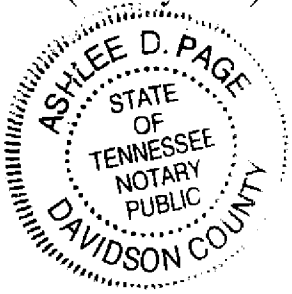
3/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of January, 2026.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026