Karen Johnson Davidson County
Batch# 1417895 DEEDWARR
05/08/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20260508-0041538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0175

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meseret Teklebrhan	NEW OWNER	Map: 150-06-0-242.00
(NAME) 3140 Anderson Rd.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-THREE THOUSAND AND NO/100 DOLLARS ($253,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SONJA T. JANELLI, TRUSTEE OF THE VIVIAN P. TIDWELL IRREVOCABLE LIVING TRUST DATED APRIL 1, 2024,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MESERET TEKLEBRHAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 3 on the Plan of Resubdivision of the Alexander-Tidwell-Stinson Property of record in Plat Book 7900, Page 795, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Vivian P. Tidwell, Trustee of The Vivian P. Tidwell Revocable Living Trust dated April 1, 2024, by Quitclaim Deed from Vivian P. Tidwell, of record in Instrument No. 20240402-0023168, dated April 1, 2024, Register's Office for said County. The said Vivian P. Tidwell died testate on March 31, 2025, and the Will was admitted to Probate as Probate No. 25P1143 of record in Probate Court of Davidson County, Tennessee. See also Certification of Trust of record in Instrument No. 202605080041537, said Register's Office.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 795, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3140 Anderson Rd., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of May, 2026.

The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024

BY: Sonja T. Jannelli / Trustee
Sonja T. Jannelli
Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sonja T. Jannelli, Trustee of The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Trustee of The Vivian P. Tidwell Irrevocable Living Trust dated April 1, 2024, and that she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of May, 2026.

My commission expires: 09/19/2029 Wanda S. Ezell, Notary Public
Notary Public

WANDA S. EZELL
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
09/19/2029

Certification of Recorded Documents

I, Karen Suggs, 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 May 7, 2026.

(AFFIANT) – Karen Suggs

05/07/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of May, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY