Karen Johnson Davidson County
Batch# 1426773 DEEDWARR
05/29/2026 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20260529-0048900

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 2-23-2028

(AFFIX SEAL)

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH26-11317

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Yishak Kidanemariam 624 Bellevue Road North Nashville, TN 37221	Yishak Kidanemariam 624 Bellevue Road North Nashville, TN 37221	142 10 0C 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debra L. Bone, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Yishak Kidanemariam**, **unmarried**, hereinafter called the Grantees, their successors 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 Unit 7211, together with the appurtenant interest in the common elements of SHEFFIELD SQUARE CONDOMINIUM, a horizontal property regime established by Master Deed of record in Book 7142, Page 73, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan as attached as Exhibit "A-2" to the aforementioned Master Deed.

Being part of the same property conveyed to Debra L. Bone, by Executrix's Quitclaim Deed from Gaile Osburn, Executrix of the Estate of Kenneth Terry Bone, deceased, in her capacity as Executrix, and on behalf of the Estate as the sole shareholder of Terry Bone, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20151229-0130396, in the Register's Office of Davidson County, Tennessee, dated December 18, 2015 and recorded on December 29, 2015.

Being part of the same property conveyed to Terry Bone, LLC, a Tennessee limited liability company, by Quitclaim Deed from Terry Bone, unmarried, of record in Instrument No. 20030505-0059380, in the Register's Office of Davidson County, Tennessee, dated April 30, 2003 and recorded on May 05, 2003.

Being the same property conveyed to Terry Bone, by Warranty Deed from The Corporeal Group, a Tennessee general partnership, of record in Book 9784, Page 685, in the Register's Office of Davidson County, Tennessee, dated August 31, 1995 and recorded on September 05, 1995.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7211 Sheffield Square, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 29th day of May, 2026

Debra L. Bone

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Debra L. Bone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 29th day of May, 2026.

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 29, 2026 *(date of document)*.

Deanna Wood — 5.29.2026

Custodian's Signature — Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 29 day of May, 2026.

Jennifer Hudgins

Notary Public

My Commission Expires: 2.23.2028

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON