Karen Johnson Davidson County
Batch# 1427603 DEEDWARR
06/03/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260603-0050086

PLEASE RECORD AND RETURN TO
FREEDOM TITLE SERVICES LLC
135 CENTER POINTE DR
CLARKSVILLE, TN 37040
931-647-0677

WARRANTY DEED

JAIME DOWLEN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Beaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF June, 2026

Notary Public

MY COMMISSION EXPIRES. 4/25/29
(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
Jayvionne Beaver, Sailem Beaver, and Zion Beaver	Same	
(NAME)	(NAME)	164-13-0-03300
3629 Longhaven Crossing	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Same	
(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, **Sara Yohannes, and Assefa Gezu, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), **HAVE** BARGAINED AND SOLD, AND BY THESE PRESENTS **DO** TRANSFER AND CONVEY UNTO **Jayvionne Beaver, a single man,** 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. 195 on the Plan of Resubdivision of Lots 195 & 196, Asheford Crossing, Section One, of record in Plat Book 8250, Page 484, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Richard Glenn and Callie Glenn to Sara Yohannes, and Assefa Gezu, wife and husband by warranty deed dated 10/16/2017 and recorded on 10/17/2017 as Instrument Number 20171017-0106216 in the Official Records of the Davidson County Register of Deeds.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 3629 Longhaven Crossing, 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 2nd day of June, 2026.

Sara Yohannes

Sara Yohannes

Assefa Gezu

Assefa Gezu

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 2nd day of June, 2026, before me personally appeared Sara Yohannes and Assefa Gezu, 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 2nd day of June, 2026.

Notary Signature
My commission expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notarized remotely using audio-video communication technology via Proof.

Online Notary Public
My Commission Expires
May 16, 2027

TRUE COPY CERTIFICATION

I, Katie Ketch, 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 6/2/2026.

Affiant Signature 6.2.26
Date

State of Tennessee
County of Montgomery

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

Notary's Signature

My Commission Expires: 3-13-30

(Notary Seal)

