Karen Johnson Davidson County
Batch# 1428228 DEEDWARR
06/05/2026 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260605-0050894

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

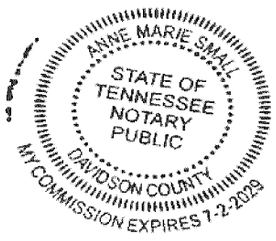
State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $380,000.00

Sarah Hazlewood
Affiant Signature

Subscribed and sworn to before me on this the 18th Day of May, 2026.

Notary Public
My Commission expires 7 / 2 / 29



NAME AND ADDRESS OF PROPERTY OWNER:
Bereket Gurja Gebrehawariyat
1297 Old Hickory Boulevard
Nashville, TN 37207

SEND TAX BILLS TO:
CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

MAP AND PARCEL NUMBER: 04100006204

WARRANTY DEED
26NT00995

Effective the 15th Day of May, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Wayne Seboa

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Bereket Gurja Gebrehawariyat, a married man

The following described real estate in **Davidson** County, Tennessee:

Being part of Lot No. 2 on the map of the Lands of K. J. Morris as of record in Book 57, page 49, Register's Office for Davidson County, Tennessee and described according to a survey made by E. L. Miller, Jr & Co dated May 23, 1963 as follows:

Beginning at a point on the southerly margin of Old Hickory Boulevard, said point being northwesterly 284.8 feet from the northwest corner of the property conveyed to Castleman Construction Company Book 3533, page 41);thence south 23 degrees 55' West 250 feet; thence North 81 degrees 30' West 51.7 feet to an iron pin; thence North 11 degrees 00' East 268 feet to the southerly margin of Old Hickory Blvd; thence with the same, South 68 degrees 05' East 76.8 feet and south 66 degrees 05' East 33.2 feet to the beginning.

Being the same property conveyed to Wayne Seboa by Quit Claim Deed from Infinity Management Group, Inc. dated 5/7/2026 and recorded 5/8/2026 as instrument no. 20260508-0041694, register's office for Davidson County, Tennessee.

Being the same property conveyed to Infinity Management Group, Inc. by Quitclaim Deed from Munchkin Management, LLC. as recorded 10/01/2024 in Book NA at Page NA as Document 20241001-0075836.

Commonly Known As: 1297 Old Hickory Blvd, Nashville, TN 37207-1421

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15 day of MAY, 26

Wayne Seboa

State of TN)
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Wayne Seboa**, the within named bargainer, 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.

Notary Public

My Commission expires: 1/22/2030

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 15. 2026

Affiant Signature

3rd day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606050050894