Karen Johnson
Batch # 1441865
07/02/2026 02:06:41 PM
Fees: $13.00 Taxes: $980.50
Davidson County
DEEDWARR
2 pgs
20260702-0059985

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-1393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2026

Notary Public

Commission Expires: _____

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dawit Tessema 102 Shelby Street Old Hickory, TN 37138	American Financial Resources 8 Campus Dr. #401 Parsippany, NJ 07054	044-05-0-005.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Kevin Alexander Fernandez and Sharon Fernandez, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DaWit Tessema, and unmarried man

HEREINAFTER CALLED THE GRANTEES, 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, beginning at a point on the southeasterly margin of Shelby Street at the common corners of tracts 3 and 22; thence with the rear line of tracts 3, 2, 1, South 47 degrees east 173.5 feet to a point; thence South 50 degrees 59 feet West 76.8 feet to a corner of tract 21; thence with a line between tracts 21 and 22 North 44 degrees 17 feet West 166 feet to the Southerly margin of Shelby Street; thence with the margin of the same North 45 degrees 43 feet East 66 feet to the beginning.

Being the same property conveyed to Kevin Alexander Fernandez and Sharon Fernandez, husband and wife by Warranty deed from Brandon T. Epperson, married man of record in Instrument No. 20210112-0005193 Register's Office for Davidson County, Tennessee, dated 11/30/2020 and recorded on 1/12/2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 102 Shelby Street, Old Hickory, TN 37138

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 so 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.

Dated this the ~~26th~~ 25th day of June, 2026.

Kevin Alexander Fernandez

Sharon Fernandez

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton

On this ~~26th~~ 25th day of June, 2026, before me personally appeared Kevin Alexander Fernandez and Sharon Fernandez, 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 ~~26th~~ 25th day of June, 2026.

Notary Signature
My commission expires: 4-4-2029

SARA DEAL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

AFTER RECORDING, RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER DM-LNR-26-102