Karen Johnson Davidson County
Batch# 324930 DEEDWARR
12/04/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20191204-0125280

GE

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Gwinnett

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Kara Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF DECEMBER, 2019.

Evelyn Grunfelder
Notary Public

MY COMMISSION EXPIRES: 10-15-2022
(AFFIX SEAL)

EVELYN GRUNFELDER NOTARY PUBLIC EXPIRES GEORGIA October 15, 2022 PUTNAM COUNTY

O-WG-19-710A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judith I. Winfield-Ferri and Edward J. Ferri	Judith I. Winfield-Ferri and Edward J. Ferri	
(NAME) **710A Powers Avenue**	(NAME) 710A Powers Avenue	083-07-0G-001.00-CO
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; **OLIVIA K. ABEL, TRUSTEE OF THE MCABEL IRREVOCABLE TRUST U/A DATED MAY 13TH, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUDITH I. WINFIELD-FERRI AND EDWARD J. FERRI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, being Unit A, together with common areas, as established by Declaration of Covenants,, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050509, 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 the same property conveyed to Raymond J. McCallister and Larry K. Abel by Warranty deed from Saba's Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20150717-0069978 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 17, 2015. (Value of consideration shown in aforementioned deed $510,000.00.)

Being the same property conveyed to Olivia K. Abel, Trustee of the McAbel Irrevocable Trust U/A dated May 13, 2016 by Quitclaim deed from Raymond J. McCallister and Larry K. Abel of record in Instrument No. 20160527-0053603 Register's Office for Davidson County, Tennessee, dated May 13, 2016 and recorded on May 27, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Raymond J. McCallister by Quitclaim deed from Olivia K. Abel, Trustee of the McAbel Irrevocable Trust U/A dated May 13, 2016 of record in Instrument No. 20170823-0086836 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 23, 2017. (Value of consideration shown in aforementioned deed $51,000.00.)

Being the same property conveyed to Olivia K. Abel, Trustee of the McAbel Irrevocable Trust U/A dated May 13th, 2016 by Quitclaim deed from Raymond J. McCallister of record in Instrument No. 20171228-0132081 Register's Office for Davidson County, Tennessee, dated December 28, 2017 and recorded on December 28, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 710A Powers Avenue A Nashville, Tennessee 37206.

This conveyance is subject to:
- Taxes for the year 2020, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 29, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20140610-0050509, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 1181, Page 124, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **710A Powers Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 2 DAY OF DECEMBER, 2019.

Olivia K. Abel, Trustee of the McAbel Irrevocable Trust U/A dated May 13th, 2016

BY: Olivia K Abel, Trustee
Olivia K. Abel
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OLIVIA K. ABEL, TRUSTEE of OLIVIA K. ABEL, TRUSTEE OF THE MCABEL IRREVOCABLE TRUST U/A DATED MAY 13TH, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 2nd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Andrew Nathaniel Byerly, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY GEORGIA EXPIRES October 15, 2022