Karen Johnson Davidson County
Batch# 411011 DEEDWARR
06/05/2020 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $98.05
20200605-0058108

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $26,500.00.

Affiant

Subscribed and sworn before me this the 29 day of May, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yafet Quashie and Zebib Tesfaye Old Hickory Blvd Nashville, TN 37211	Yafet Quashie 536 Clemente Ave. Nolensville, TN 37135	161-00-0 116.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CUMBERLAND HEIGHTS FOUNDATION, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to YAFET QUASHIE AND ZEBIB TESFAYE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Old Hickory Boulevard 200 feet, more or less, northeast from the center line of a proposed 50 foot road as appears on the preliminary plan of Myrtlewood Estates, said point being also the northeast corner of the property conveyed to L. C. Gladney and wife, by deed from Elmo Phillips and wife, of record in Book 3430, page 269, said Register's Office; thence with the southeasterly margin of said Old Hickory Boulevard north 65° east 120 feet to an iron pin; thence leaving said Boulevard south 25° east 390 feet to an iron pin; thence south 13° 31' west 46.03 feet to an iron pin; thence north 54° west '190 feet to an iron pin; thence north 25° west 250.7 feet to the beginning, containing 0.98 acres, more or less.

Being the same property conveyed to Cumberland Heights Foundation, Inc., by deed from John McDougall and A. Wiley McDougall, a partnership, dated 01/15/1998, of record in Book 11256, page 460, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS Old Hickory Blvd, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 29th day of May, 2020.

Cumberland Heights Foundation, Inc.

BY: _____
Jay S. Crosson, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jay S. Crosson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the CHIEF EXECUTIVE OFFICER of the within named bargainor, Cumberland Heights Foundation, Inc., and that HE, as such CHIEF EXECUTIVE OFFICER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jay S. Crosson as such CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal this 29th day of May, 2020.

My commission expires:
9-6-22

_____
Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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