Karen Johnson Davidson County
Batch# 575174 DEEDWARR
02/22/2021 03:21:47 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20210222-0021359

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Kent Deboer and April Evans Deboer, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sabalo Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Being Lot No. 1 of Block 5 on the Map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Valley Brook Road at the common corner of Lots Nos. 1 and 2; thence with the line between said Two Lots Northerly 288.3 feet to a point, the common corner of Lots Nos. 1, 2, 20 and 21; thence with the line between Lots Nos. 1 and 21, Easterly 230 feet to the Westerly margin of Valley Brook Road; thence with the Westerly margin of said road, in a Southwesterly direction, as measured around a slight curve, 390 feet to the Point of Beginning.

Further, being the same property conveyed to David Kent Deboer and April Evans Deboer, husband and wife, by deed dated October 30, 2019, and recorded November 4, 2019, from Clifford K. McGown, Jr., married, of record in Instrument Number 20191104-0113230, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2402 Valley Brook Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sabalo Development, LLC PO BOX 150645 Nashville, TN 37215	NEW OWNER	117-10-0-034.00

WITNESS THE EXECUTION HEREOF this 9th day of February, 2021.

David Kent Deboer **April Evans Deboer**

State of Tennessee)
County of Davidson)

On this 9th day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Kent Deboer and April Evans Deboer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 675,000.00.**

Affiant

Sworn and subscribed before me on this the 9th day of February, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON