Karen Johnson Davidson County
Batch# 579986 DEEDWARR
02/26/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,507.71
20210226-0024958

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,490.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

Notary Public

MY COMMISSION EXPIRES: 4-16-2022
(AFFIX SEAL)

04-NSH21-01027

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aberus Group, LLC 5477 Oak Chase Dr Antioch, TN 37013	Aberus Group LLC 5477 Oak Chase Dr Antioch, TN 37013	120-05-0-145.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Zehadas, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aberus Group, LLC, a Tennessee limited liability company** hereinafter called the Grantees, their successors 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, being PART of Lot No. 504, on the plan of Glengarry Park, Section Five, as shown by plat of record in Book 2900, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a concrete monument in the southerly margin of McDonald Drive; thence with the westerly line of the lot, southeasterly 209.4 feet; thence with the Controlled Access Highway line, N54°46'16"E 85 feet; thence N31°E 35 feet to the southwesterly margin of Winthorne Drive; thence with said Drive in a northwesterly direction 177 feet to a concrete monument; thence in a southwesterly direction, around a curve, 39.4 feet to a monument in the southeasterly margin of McDonald Drive; thence with said Drive in a southwesterly direction 97.2 feet to the beginning.

Being the same property conveyed to Harold Reeves, Trustee by Quitclaim Deed from Carol Kinnard Griffin and Tommy Ray Griffin, both unmarried, and further conveyed to Nancy A. Toombs, unmarried by Quitclaim Deed from Harold Reeves, Trustee, dated June 25, 1996, recorded April 25, 1997, of record in Book 10429, Page 24, as corrected by Scrivener's Affidavit of record in Instrument No. 20191216-0129383, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zehadas, LLC, a Tennessee limited liability company by Quitclaim Deed from Carol Griffin Russell, Administratrix of the Estate of Nancy Ann Toombs, dated December 13, 2019, recorded December 15, 2019, of record in Instrument No. 20191216-0129384, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 917 Winthorne Drive, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22nd day of February, 2021

Zehadas, LLC, a Tennessee limited liability company

BY: _____ Manager
Eshetu Agidie, Manager

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eshetu Agidie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of Zehadas, LLC, a Tennessee limited liability company and as such Manager, he is authorized Zehadas, LLC to execute this instrument on its behalf.

Witness my hand and seal, at office in Smyrna, TN, this 22nd day of February, 2021

_____
Notary Public
My Commission Expires: 4-16-2022

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

True Copy Certification

I, Ashley Morgan, 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 Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan 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: 4/16/2022

