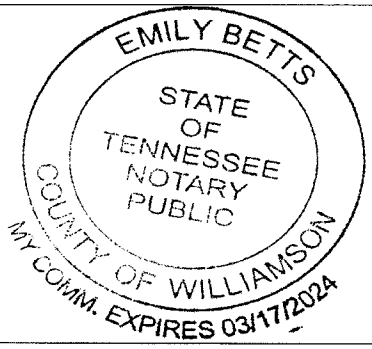
Karen Johnson Davidson County
Batch# 656709 DEEDWARR
06/15/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210615-0080225



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this 11 day of June, 2021.

Notary Public

My commission expires: 3/17/24

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Abernathy **Danielle Abernathy**	New Owner	**08307007700**
28 Waters Avenue		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

Golden, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Abernathy and Danielle M. Abernathy, husband and wife, Gary Reid Abernathy and Geraldine May Abernathy, husband and wife, joint tenants with rights of survivorship

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, being Lot No. 6 on the Plan of McCarn Subdivision, as of record in Plat Book 2854, Page 121, and amended by instrument of record in Book 3166, Page 481, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Golden, LLC, a Tennessee limited liability company from Brian Ellwood, a single person by Quitclaim Deed dated October 14, 2015, of record in Instrument No. 20151106-0113153, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 28 Waters Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

HE2021-0124

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.

Witness my/our hand(s) this 10th day of June, 2021.

Golden, LLC, a Tennessee limited liability company

BY: Brian Ellwood
Brian Ellwood, Member

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Brian Ellwood**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Member** of **Golden, LLC** the within named bargainor, a limited liability company, and that he/she as **Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Member** of **Golden, LLC**.

Witness my hand, at office, this 10th day of June, 2021.

Notary Public

My Commission Expires: 5/27/25

DOMINICK CELLA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214020917
MY COMMISSION EXPIRES 05/27/2025

HE2021-0124

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021