Name and Address of New Owner:
Jack Goldberg and Julie Goldberg
28441 Highridge Road
Rolling Hills Estates, CA 90274

Send Tax Bills To:
Jack Goldberg and Julie Goldberg
28441 Highridge Road
Rolling Hills Estates, CA 90274

Karen Johnson Davidson County
Batch# 704718 DEEDWARR
08/25/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,613.20
20210825-0115032

This Instrument Prepared By:

Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 075-12-0-016.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ABA Holdings LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jack Goldberg and Julie Goldberg, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 229, a re-subdivision of Lots 229-239, on the plan of Highlands of Tulip Grove, Section III, as shown on plat of record in Book 5210, page 125, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ABA Holdings, LLC, a Tennessee limited liability company, from Ronda A. Cook, being one and the same person as Rhonda A. Cook, by Warranty Deed dated August 30, 2019 and recorded September 11, 2019 in Instrument #20190911-0091686, said Register's Office.

Being the same property conveyed to Rhonda A. Cook, unmarried, from Frances J. Hayworth by Warranty Deed dated August 26, 2013 and recorded August 28, 2013 in Instrument #20130828-0090797, said Register's Office

Property more commonly known as 613 Belgium Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

ABA Holdings LLC, a Tennessee Limited Liability Company

_____(SEAL)
By: Anthony Anderson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared Antony Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of ABA Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Anthony Anderson as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Tennessee, this 20th day of August, 2021.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $436,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20th day of August, 2021.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**True Copy of Certification**

I, Paula M. Van Cuyk, 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 on August 20th, 2021.

Paula M Van Cuyk
Signature

Date: August 25th, 2021

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this the day of August 25th, 2021.

Vicki Linker
Notary Public

My Commission Expires: 9-18-2024

SEAL

