Karen Johnson Davidson County
Batch# 731598 DEEDWARR
10/07/2021 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20211007-0135141

Name and Address of New Owner:
Abels Capital Investments, LLC
5403 Georgia Ave.
Nashville, TN 37209

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091 06 0 052.00

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, **Rosie Spain, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Abels Capital Investments, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of West Park, as of record in Book 2331, Page 17, Register's Office for Davidson County.

Said Lot No. 10 fronts 50 feet on the Westerly side of Marilyn Road and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Ronald Spain and wife, Rosie Spain, by Deed from Cordell Sanders and wife, Catherine Sanders, of record in Book 4720, Page 277, in the Register's Office of Davidson County, Tennessee, dated June 19, 1973 and recorded on June 19, 1973. *The said Ronald Lee Spain, Sr. having died on or around July 27, 2020.*

This improved property known as 920 Marilyn Road, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 5th day of October, 2021.

Rosie Spain (SEAL)
Rosie Spain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2021, before me personally appeared Rosie Spain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2021.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of October, 2021.

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 10-2-23
File No. 2021-3314

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 5, 2021.

(AFFIANT) – Karen Suggs

10/05/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 5th day of October, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY