Karen Johnson Davidson County
Batch# 816507 DEEDWARR
03/07/2022 12:36:29 PM 2 pgs
Fees: $13.00 Taxes: $12,950.00
20220307-0025707

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

39-B
File #22-1071

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 **Sabalo Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan A. Minniear and Susan D. Minniear, husband and wife**, 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:**

Tract I:
Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 150 feet of the easterly 25 feet of Lot No. 2 and the southerly 150 feet of Lot No. 3 of Block 2 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, page 24, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos 2 and 3 front together 125 feet on the northerly side of Springdale Drive and extend back between lines 150 feet to a dead line, measuring 125 feet, more or less, thereon.

Tract II:
Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 2 of Block 2 on the Map of Hampton's Subdivision of the Stokes Tract of record in Book 974, page 24, of the Davidson County Register's Office, and described as follows:

BEGINNING at a point in the east boundary line of Lot No. 3 and the west boundary line of Lot No. 4, 150 feet from the southeast corner of Lot No. 3 and the southwest corner of Lot No. 4; thence northerly 71.9 feet to a point, being the northeast corner of Lot No. 3 and the northwest corner of Lot No. 4; thence northwesterly 105.8 feet to a point, being the northwest corner of Lot No. 3 and the northeast corner of Lot No. 2; thence continuing northwesterly along the north boundary line of Lot No. 2, 25 feet to a point; thence south paralleling the west boundary line of Lot No. 3, 116 feet to a point; thence southeasterly 25 feet to a point in the west boundary line of Lot No. 3, 150 feet north of the southwest corner of Lot No. 3 and the southeast corner of Lot No. 2; thence east 100 feet to the point of beginning in the east boundary line of Lot No. 3., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sabalo Development, LLC, by Warranty Deed from Robin Starr Johnson Owen and Allan G. Bense, Co-Trustees of The Owen Family Trust, dated January 24, 2018, restated and amended on March 11, 2021 as to Tract 1, and Robin J. Owen, unmarried as to Tract 2, of record in Instrument No. 20210510-0062632, Dated May 7, 2021, and Recorded May 10. 2021, 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: 2305 Springdale Drive, 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.

WITNESS THE EXECUTION HEREOF this 25th day of February, 2022.

Sabalo Development, LLC, a Tennessee limited liability company

Sole Member

By: Lewis Baird Graham, Sole Member

State of Tennessee)
County of Davidson)

On this 4th day of March, 2022, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lewis Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Sabalo Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Sabalo Development, LLC as Sole Member.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
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: **$ 3,500,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of February, 2022.

Notary Public

My Commission Expires: 3.3.25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ryan A. Minniear 2305 Springdale Drive Nashville, TN 37215	Owner	117-02-0-150.00