WARRANTY DEED

Karen Johnson Davidson County
Batch# 840394 DEEDWARR
04/18/2022 10:06:56 AM 2 pgs
Fees: $13.00 Taxes: $2,774.63

20220418-0044029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $749,900.00.

Affiant

Subscribed and sworn to me on 04/15/22.

NOTARY PUBLIC

My Commission Expires: 12/5/2025

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony Herrera 622 A Waco Dr. Nashville, TN 37209	New Owner	091 053 G 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASG Investments LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Anthony Herrera, unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A under the Declaration of Covenants, Conditions, and Restrictions for 622 Waco Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210319-0036419, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Being part of the same property conveyed to ASG INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Warranty Deed from GARY KEITH AND CAROLYN KEITH, HUSBAND AND WIFE of record in Instrument No. 20210311-0032107, dated March 10, 2021 and recorded March 11, 2021, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 622 A Waco Dr., Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 04/ 11 /22.

ASG Investments, LLC
By: Assaf Amar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Assaf Amar (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of ASG Investments, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Member of AS ASG Investments, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Member of ASG Investments, LLC.

Witness my hand and official seal on 04/ 11 /22.

NOTARY PUBLIC

My Commission Expires: 9/8/26

