Karen Johnson Davidson County
Batch# 879214 DEEDWARR
06/28/2022 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20220628-0073957

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

DM-ARG-22-4124

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dillon Jon Miles	Dillon Jon Miles	
(NAME)	(NAME)	
4124 Union St	4124 Union Street	**064 09 0 318.00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABEL CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DILLON JON MILES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being of Lot No. 27 in Block "B" on the Map of Hadley's Bend City, as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

Being the portion of the same property conveyed to Abel Construction Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Abel Construction Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210305-0029396, in the Register's Office for Davidson County, Tennessee, dated March 02, 2021, and recorded on March 05, 2021.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 064 09 0 318.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10710, Page 116.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4124 Union St, Old Hickory, Tennessee 37138**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 22 day of June, 2022.

Abel Construction Group, LLC

By: _____

~~**Benjamin DuBose, Managing Member**~~

Kellen Nascimento, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ~~**Benjamin DuBose, Managing Member of**~~ **Abel Construction Group, LLC**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 22 day of June, 2022.

Notary Public _____

My Commission Expires: 03/07/2023

* Kellen Nascimento, Authorized Agent

WILLIAM E. GIBSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 03/07/2023

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **6/22/2022** (date of document).

Affiant Signature

6/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **June**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

