Karen Johnson Davidson County
Batch# 892606 DEEDWARRSP
07/22/2022 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220722-0084281

THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 320 SEVEN SPRINGS WAY, SUITE 110, BRENTWOOD, TENNESSEE 37027.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Mary Fulcher and Zev Goering	-Same-	094 02 0 035.00
1619 Electric Avenue		
Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GLOBEX, INC, a Tennessee corporation (the "Grantor")**, has bargained and sold and by these presents does hereby grant, transfer and convey unto **MARY FULCHER** and husband, **ZEV GOERING**, jointly as tenants by the entirety **(collectively, the "Grantee")**, their successors and assigns, all of Grantor's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 541 on the plan of Edgefield Land Companies fifth (5) Subdivision, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 541 fronts 50 feet on the north side of Electric Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Globex, Inc. by Warranty Deed from Shirley Grace Blunkall, as Executrix of the Estate of Dorothy Wallace Pomeroy, dated June 23, 2010, recorded July 6, 2010, of record in Instrument No. 20100706-0052838, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1617 Electric Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever in fee simple.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, and Grantee's successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and any other matters of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of July, 2022.

GRANTOR:

GLOBEX, INC.

BY: _____
ZEV GOERING

ITS: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Spencer Lambert, a Notary Public in and for said County and State, personally appeared **ZEV GOERING**, in his capacity as President of **GLOBEX, INC.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of **GLOBEX, INC.** for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 22 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11/6/24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $ 300,000.00.

AFFIANT

Sworn to and subscribed before me
this 22 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 11/6/24

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SPENCER J. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7-22-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-22-2022

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM