Karen Johnson Davidson County
Batch# 926924 DEEDWARRSP
10/07/2022 10:11:13 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221007-0110611

Prepared by:

Kimbra Spann, Attorney
Legal Spann Law
1616 Westgate Circle
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

April G. Nichols State of Tennessee Notary Public Williamson County

Subscribed and sworn to before me this 16th day of September, 2022.

Notary Public
My Commission Expires: 6-24-2023

2022-414

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| The Gentleman's Maven, PLLC | | |
| 939 Allen Rd | NEW OWNER | 096-12-0-160.00 |
| Nashville, TN 37214 | | |

## SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam J. Abes and wife, Ayhan Ridha**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **The Gentleman's Maven, PLLC, a Tennessee professional limited liability company** hereinafter called the GRANTEE, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Griggs Bros. Subdivision, as shown on plat of record in Plat Book 4300, Page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Adam J. Abes and wife, Ayhan Ridha, by Warranty Deed from Carolyn F. Coleman, married, of record in Instrument No. 20180509-0044466 Register's Office for Davidson County, Tennessee, dated May 07, 2018 and recorded on May 09, 2018.

**This conveyance is subject to any and all restrictions and easements of record, and subject to the permitted exceptions on Exhibit A.**

**This is improved property located at 939 Allen Rd., Nashville, TN 37214**

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 heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR 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, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEE that GRANTOR will forever defend GRANTEE against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise, subject to the provisions of Exhibit A, the permitted exceptions.

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.

The effective date of this deed is the 16th day of September 2022.

Adam J. Abes

Ayhan Ridha

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam J. Abes and Ayhan Ridha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of September, 2022.

Notary Public at Large

My Commission Expires: 2/20/2023.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A
Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 4300, Page 159, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 3159, Page 387, Book 3250, Page 154, Book 3250, Page 180, Book 3281, Page 610, and Book 4168, Page 35, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5947, Page 519, in the Register's Office for Davidson County, Tennessee.
5. Lease described in deed of record in Book 4593, Page 849, in the Register's Office for Davidson County, Tennessee.
6. Affidavit as to Lease Agreement in Instrument No. 20180509-0044462, in the Register's Office for Davidson County, Tennessee.
7. Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
8. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways