THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220742011** Karen Johnson Davidson County Batch# 927075 DEEDWARR 10/07/2022 03:10:30 PM 3 pgs Fees: $18.00 Taxes: $1,406.00 20221007-0110842	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $380,000.00 Affiant Subscribed and sworn to before me, this 6th day of October, 2022. Notary Public My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

WARRANTY DEED

Address New Owner: Asonfac Holdings, LLC 444 Thunderbird Court Nashville TN 37209	Send Tax Bills To: Wilson Bank & Trust 9200 Carothers Pkwy #108 Franklin TN 37067	Tax Information: Tax Parcel ID No. 090 16 0 284.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronda Read Taylor, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asonfac Holdings, LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 540 on the plan of Charlotte Park, Section Eight, as shown by plat of record in Plat Book 2900, Page 45 and 46, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 540 is described as follows: Beginning at a point in the Easterly margin of Thunderbird Court, common corner of Lots Nos. 540 and 541; thence Easterly with the line between said two lots, 117.0 feet to a point; thence North 42A degrees 15 minutes West, 12.9 feet; thence North 49A degrees 43 minutes West, 131.8 feet to a point; thence Southwesterly 63.2 feet to a point; thence 4.7 feet to a point; thence Southerly 36.5 feet around a slight curve to a point in the Easterly margin of Thunderbird Court; thence with margin of said court 44.0 feet to a point, and around a curve, 35.6 feet; and around a reverse curve 25.0 feet to the point of beginning.

Being the same property conveyed to Ronda Read Taylor, by Warranty Deed from W. Randall Sexton, unmarried, of record in Instrument No. 20111028-0083994, in the Register's Office of Davidson County, Tennessee, dated October 27, 2011 and recorded on October 28, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Section Eight, as recorded in Plat Book 2900, Page(s) 45 and 46.

This is improved property located at 444 Thunderbird Court Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2022.

Ronda Read Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronda Read Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2022.

Notary Public
My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 15, 2022**.

Date

Affiant Signature

10/07/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **7th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026