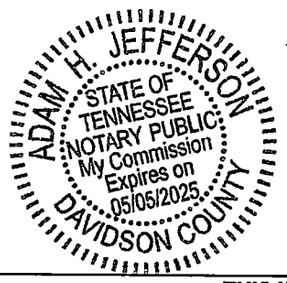
WARRANTY DEED



Y-SR-23-4105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 972933 **DEEDWARR**
02/22/2023 10:49:19 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20230222-0012478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Matthew Barajas and Elisabeth M. Sebesta	**New Owner**	
(NAME)	(NAME)	**061-10-0-097.00 & 061-10-0-096.00**
712 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **CUMBERLAND ADVISORY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TO A 50% INTEREST AND NASHPROP, INC., A TENNESSEE CORPORATION, , AS TO A 50% INTEREST**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW BARAJAS AND WIFE, ELISABETH M. SEBESTA**, 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:

Parcel 1 - 4105 Saunders Avenue:
Parcel No. 061-10-0-097.00

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Maplewood Heights Subdivision of record in Book 547, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lawrence Hart as to a 50% interest and Cumberland Advisory Group, LLC as to a 50% interest by Warranty Deed from Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Trust Agreement U/A/D September 16, 1998, and any Successors in Trust of record in Instrument No. 20140505-0038160, Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 05, 2014.

Being a portion of the same property conveyed to NashProp, Inc. by Quitclaim Deed from Lawrence Hart, as to his 50% interest of record in Instrument No. 20150122-0006498, Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 22, 2015.

Parcel 2 - 4107 Saunders Avenue:
Parcel No. 061-10-0-096.00

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lawrence Hart as to a 50% interest and Cumberland Advisory Group, LLC, as to a 50% interest by Warranty deed from Raymond E. Woodson and/or Peggy E. Brosius Woodson, Trustees of the Woodson Joint Revocable Living Trust Agreement U/A/D September 16, 1998 and successors in Trust, of record in Instrument No. 20140505-0038160, Register's Office for Davidson County, Tennessee, dated May 02, 2014 and recorded on May 05, 2014.

Being a portion of the same property conveyed to Nash Prop, Inc by Quitclaim deed from Lawrence Hart, as to his 50% interest of record in Instrument No. 20150122-0006498, Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 22, 2015.

This conveyance is subject to:
• Taxes for the year 2023, a lien not yet due and payable.
• 4105 & 4107 Saunders Avenue: Subject to all matters shown on the Plan of record in Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee.
• 4105 & 4107 Saunders Avenue: Restrictions of record in Book 5043, Page 514, as amended in Book 5093, Page 690, in the Register's Office for Davidson County, Tennessee.
• 4105 & 4107 Saunders Avenue: Restrictions of record in Book 5248, Page 408, in the Register's Office for Davidson County, Tennessee.
• 4107 Saunders Avenue: Subject to the flow of any creeks, streams, or branches across subject property.

• 4105 & 4107 Saunders Avenue: Subject to all matters as shown on unrecorded Boundary Survey for 4105, 4107 & 4109 Saunders Ave., by Steven C. Matthews, TN RLS No. 2352, Dale & Associates, 516 Heather Place, Nashville, Tennessee 37204 dated July 4, 2022.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4105 & 4107 Saunders Ave, Nashville, Tennessee 37216**.

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.

Witness my/our hand(s) this the 17th DAY OF FEBRUARY, 2023.

Cumberland Advisory Group, LLC

BY: _____
Glenn Dukes
Member

NashProp, Inc.

BY: _____
Jason Hart
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CUMBERLAND ADVISORY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of February, 2023.

Mary Frances Rudy
Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JASON HART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of NASHPROP, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 17th of February, 2023.

Mary Frances Rudy
Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212