Karen Johnson Davidson County
Batch# 976940 DEEDWARR
03/03/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230303-0015464

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-10-0223-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
CB Investments, LLC	CB Investments, LLC	059-16-0-235-00
(NAME)	(NAME)	
4525 Harding Pike, Suite 257	4525 Harding Pike, Suite 257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF ERNESTINE ZERGAW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CB INVESTMENTS, LLCCB INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 232, as shown on the map entitled the Plan of Trinity Hills Village, Section II, First Addition, of record in Book 4460, pages 45 and 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ernestine M. McGarr, by deed from Doss R. Williams and wife, Corrine L. Williams, of record in Book 5296, page 644, dated May 31, 1978, said Register's Office. The said Ernestine M. McGarr, also known as Ernestine M. Zergaw, having died intestate on or about March 12, 2020, leaving Delmas McGarr, Jr., Reginald McGarr, Jerald McGarr, and Ashanafie Shemales as her only heirs-at-law. For further reference, see Affidavit of Heirship of record in Instrument No. 20230206-0008548, said Register's Office. The Estate of Ernestine Zergaw was admitted into Probate by Order Granting Letters of Administration on February 16, 2022, Docket No. 21P-1568, Davidson County, Tennessee Probate Court, naming Delmas McGarr Jr. Administrator. The Property was placed under the control of Delmas McGarr, Jr. as part of the Estate of Ernestine Zergaw by Order of said Court on February 9, 2023.

unimproved ☐
This is improved ☒ property, known as 520 Pappus Court, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands this 28th day of February, 2023.

Estate of Ernestine Zergaw

BY: _____
Delmas McGarr, Jr.
Administrator

STATE OF Delaware
COUNTY OF New Castle

Before me, the undersigned authority, a Notary Public within and for the State of Delaware, appeared Delmas McGarr, Jr., with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Administrator for The Estate of Ernestine Zergaw, the within named bargainor, and that he as such Administrator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Administrator for the Estate of Ernestine Zergaw.

WITNESS my hand and seal, this 28th day of February, 2023

Notary Public: _____

My Commission Expires: Sept 26th 2024

BRIAN L TINGES
Notary Public
State of Delaware
My Commission Expires on Sep 26, 2024

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **R. Houston Akin**, Tennessee BPR No. 033818, 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 FEBRUARY 27, 2023

3/3/23

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 3RD day of FEBRUARY, 2023

Teresa Morgan
Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023