Karen Johnson Davidson County
Batch# 987836 DEEDWARR
04/03/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230403-0024039

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023.

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Notary Public

MY COMMISSION EXPIRES: 5-22-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eben T. Ennis, Jr. and Carrie E. Ennis	PennyMac Loan Services	Parcel ID: 081-10-0-046.00 and
(NAME) 2636 Delk Ave	(NAME) 1761 E. St. Andrews Place	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Santa Ana, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregath-Good Real Estate, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eben T. Ennis, Jr. and Carrie E. Ennis, husband and wife**, hereinafter called the Grantees, their heirs 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 No. 28 on the Plan of Section Two, Normal Heights, as of record in Book 2330, Page 54, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Caralyn A. Love by Warranty Deed from Helen H. Jordan, dated June 8, 2005 and recorded June 15, 2005 in Instrument No. 20050615-0068358, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anchored Capital, LLC, by Trustee's Deed from Wilson & Associates, Successor Trustee, dated March 28, 2022 and recorded April 1, 2022 in Instrument No. 20220401-0038170, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gregath-Good Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from Anchored Capital, LLC, a Tennessee Limited Liability Company, dated July 19, 2022 and recorded July 20, 2022 in Instrument No. 20220720-0083065, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2636 Delk Ave, Nashville, TN 37208

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 03rd day of April, 2023.

Gregath-Good Real Estate, LLC, a Tennessee Limited Liability Company

BY: Sabrina Vromen DIGITALLY SIGNED

Sabrina Vromen, Sole Member

STATE OF Tennessee

COUNTY OF Knox

Appeared before me by audio-video communication.

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sabrina Vromen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member, and is authorized to execute the instrument on behalf of Gregath-Good Real Estate, LLC the within named bargainor, and that she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by herself as Sole Member.

Witness my hand and official seal, this the 03rd day of April, 2023.

Betty Krachey DIGITALLY SIGNED

Notary Public

My Commission Expires: 09/26/2023

(SEAL)

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
Online Notary Public
My Commission Expires:
Sep 26, 2023

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/03/2023.

Affiant Signature

04/03/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY