Karen Johnson Davidson County
Batch# 1000302 DEEDWARR
05/05/2023 03:19:30 PM 6 pgs
Fees: $33.00 Taxes: $1,202.50
20230505-0033655

File No: ITA2387TN
Grantor's Loan No. _____

After Recording, Send to:
Lynne Wilkinson
3725 Central Avenue
Nashville, TN 37205

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

Send Tax Bills To:
Lynne Wilkinson 3725 Central Avenue, Nashville, TN 37205

Tax Parcel Number: 033 08 0 013.00

GENERAL WARRANTY DEED

Ruby M. Kabe, married who acquired title as an unmarried woman, joined by her spouse, **Romeo Abraham,** and **Alberta N. Hammond,** divorced and not remarried, as joint tenants with rights of survivorship, ("Grantor"), of **116 Hardaway Drive, Goodlettsville, TN 37072**, for and in consideration of $325,000.00 (Three Hundred Twenty Five Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Rearranging Spaces LLC, a Tennessee Limited Liability Company**, ("Grantee"), whose tax mailing address is **3725 Central Avenue, Nashville, TN 37205**, the following described real estate:

The Land is described as follows:

All that parcel of land in County of Davidson, State of Tennessee as more fully described in Book 7240, Page 430 and being more particularly described as follows: Being Lot No. 31 on the Plan of Gatewood, Section I, of record in Book 3300, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Property commonly known as: 116 Hardaway Drive, Goodlettsville, TN 37072

The instrument constituting the source of Grantor's interest in the foregoing described herein was a warranty deed recorded as Instrument No. 20181205-0118470 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 033 08 0 013.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on May 3, 2023:

Ruby M. Kabe

Ruby M. Kabe

STATE OF North Carolina
COUNTY OF New Hanover

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ruby M. Kabe**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of May, 2023.

Notary Public



Executed by the undersigned on May 3, 2023:

Romeo Abraham

Romeo Abraham

STATE OF North Carolina
COUNTY OF New Hanover

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Romeo Abraham**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3rd day of May, 2023.

Notary Public



Executed by the undersigned on May 3, 2023.

Alberta N. Hammond

STATE OF Tennessee
COUNTY OF Sumner

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Alberta N. Hammond**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3 day of May, 2023.

Notary Public

KIMBERLEY WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Pennsylvania
COUNTY OF Allegheny

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 5 day of May, 2023.

Notary Public

My Commission Expires: 4-11-2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
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Member, Pennsylvania Association of Notaries