Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945903

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $208,000 00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2023

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1056115 DEEDWARR
10/02/2023 11.31 31 AM 2 pgs
Fees $13 00 Taxes $769 60

20231002-0077124

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information:
Abay Construction, LLC 3024 Indiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 092-09-0-094 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, **Amy Tate, mraried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abay Construction, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled G.E. Jackson's Subdivision of the Marable Lot, of record in Plat Book 161, page 86, 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 AMY TATE, by deed from THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record in Instrument No. 20110620-0046932 , dated June 14, 2011 , said Register's Office

Said property was never the marital residence of Grantor

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 092-09-0-094.00.

Matters shown on the Plan of record in Plat Book 161, page 86, said Register's Office

This is improved property located at 3024 Indiana Avenue 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 29th day of September, 2023

Amy Tate

Amy Tate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 29th day of September, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL · NOTARY PUBLIC · STATE OF TENNESSEE · DAVIDSON COUNTY · My Commission Expires 05-09-2026