Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1089352 DEEDWARR 39-B
01/08/2024 01:22:45 PM 3 pgs File #24-1000
Fees: $18.00 Taxes: $1,281.18

20240108-0001531

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dr. A.L. Yakabow,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melissa Raber and Christopher Jennings, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Parcel 1
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in Davidson County, Tennessee, in the 8th Civil District, shown as Tract "B" on a survey made by Wm. Collier Parrish, Engineers, dated December 29, 1964, as follows:

BEGINNING at an iron stake on the southerly margin of Interstate 40, beginning point is North 29° 03' east 77.30 feet along the southerly right of way of I-40 from a concrete monument at the beginning point of Tract "A"; thence with said margin of Interstate 40, 125.11 feet to an iron stake; thence to the right with an interior angle of 56° 27' leaving said southeasterly margin, of Interstate 40, south 27° 24' east 138.04 feet to an iron stake; thence to the right with an interior angle of 165° 43' south 130° 07' east 239.96 feet to an iron stake, thence to the right with an interior angle of 90° 00' south 76° 53' west 240.15 feet to an iron stake in the easterly margin of Old Hickory Boulevard, said stake being in the center line of a creek and also being the most southerly point of Tract "A"; thence to the right and with said center line of creek, with an interior angle of 58° 05' north 18° 48' east 117.20 feet to a point in center line of creek; thence to the right with an interior angle of 165° 22' and with the center line of creek north 33° 26' east 102.50 feet to a point; thence to the left with an interior angle of 233° 56' and with center line of creek, north 20° 30' west 111.90 feet to the point of beginning and making an interior angle of 130° 27' with the first call of this survey.

Parcel 2
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Engineers, dated December 29, 1964, and being known as Tract "A" on said survey, described as follows:

BEGINNING at a concrete monument at the intersection of the easterly margin of Old Hickory Boulevard and the southerly margin of Interstate I-40; thence with the southerly margin of Interstate I-40, north 29° 03' east 77.30 feet to an iron stake in the centerline of a creek; thence to the right with an interior angle of 490 33' leaving said southerly margin of I-40 and with the center of said creek south 20° 30' east 111.90 feet to a point; thence to the right with an interior angle of 1260 04' with center of said creek, south 33° 26' west 102.50 feet to a point; thence to the left with an interior angle of 194° 38' with said creek, south 18° 48' west 117.20 feet to an iron stake on the easterly margin of Old Hickory Boulevard; thence to the right with an interior angle of 14° 29' and with the easterly

margin of Old Hickory Boulevard, north 4° 19' east 234.43 feet to the point of beginning and making an interior angle with the first call of said survey of 155° 16' and containing 11.058 square feet or 0.254 acres; together with the right of access to Old Hickory Boulevard and a frontage road as contained in the deed of Correction from Thomas H. Hows and wife, to the State of Tennessee, as of record in Book 3889, page 906, in connection with Parcel "B" as conveyed in said deed.

Being the same property conveyed to Dr. A. L. Yakabow by Deed from Exxon Corporation, a New Jersey corporation (successor by merger to Humble Oil & Refining Company) of record in Book 5232, page 596, Register's Office for Davidson County, Tennessee, dated November 30, 1977 and recorded on December 13, 1977. The subject property has not been the residence of the Grantor or Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 628 Old Hickory Boulevard, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Melissa Raber **628 Old Hickory Boulevard** **Nashville, TN 37209**	Melissa Raber PO Box 408 Pegram, TN 37143	**114-00-0-207.00**

WITNESS THE EXECUTION HEREOF this 4th day of January, 2024.

Dr. A.L. Yakabow

State of Florida
County of St. Johns

On this 4th day of January, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Dr. A.L. Yakabow, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/16/2024

Charmia Cameron-Smith
NOTARY PUBLIC • STATE OF FLORIDA
COMMISSION # HH 64339
My Commission Expires 11/16/2024

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 346,266.00**

Affiant

Sworn and subscribed before me on this the 8th day of January, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON