THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1093249 DEEDWARR
01/24/2024 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240124-0004625

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Joshua Abner and Amelia Abner 580 Poe Acres Road Cadiz, KY 42211	Joshua Abner and Amelia Abner 580 Poe Acres Road Cadiz, KY 42211	093-05-2B-063.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam Small and Lilliana Small, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Joshua Dane Abner aka Josh Abner and Amelia Brooke Bailey Abner aka Amelia Abner, husband and wife, as joint tenants with right of survivorship**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 700 Church Street, #907, Nashville, TN 37203 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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

A certain condominium apartment known as Unit No. 907 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of Record as Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Adam Small by Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company of record in Instrument Number 20060403-0037414, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of January, 2024.

Adam Small

Lilliana Small

STATE OF ~~TENNESSEE~~ FL
COUNTY OF BROWARD

On this ~~22~~19nd day of January, 2024, before me personally appeared Adam Small and Lilliana Small, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~22~~19nd day of January, 2024.

Notary Signature
My commission expires: 12.5.25

WALDEMAR JUSZCZAK
Notary Public - State of Florida
Commission # HH 204297
My Comm. Expires Dec 5, 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22nd day of January, 2024

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, 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 1/22/2024.

Date

Holly Ray

Affiant Signature

1/2/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

