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

Karen Johnson
Batch # 1104554
02/26/2024 12:47:28 PM
Fees: $13.00 Taxes: $1,665.00

39-B
Davidson County t24-1048
DEEDWARR
2 pgs

20240226-0012931

WARRANTY DEEI

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 **Sabalo Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1167 Travelers Ridge LLC, a Tennessee limited liability company**, 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:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Revised Plan of Inns of Granny White of record in Plat Book 6250, Page 460 and amended in Plat Book 6900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sabalo Development, LLC, a Tennessee limited liability company by Warranty Deed from Scruggs Homes GP, Tennessee Partnership of record in Instrument No. 20210427-0056221 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 27, 2021.

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: 1167 Travelers Ridge Drive, Nashville, TN 37220.

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 #:
1167 Travelers Ridge LLC **5865 Ridgeway Center Parkway,** **Suite 200B** **Memphis TN 38120**	**NEW OWNER**	**145-07-0-073.00**

WITNESS THE EXECUTION HEREOF this 16th day of February, 2024.

Sabalo Development, LLC, a Tennessee limited liability company

Sole Member

By: Lewis Baird Graham, sole member

State of Tennessee)
County of Davidson)

On this 16th day of February, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Lewis Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, Sabalo Development, LLC, that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Sabalo Development, LLC, as Sole Member.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 450,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of February, 2024.

Notary Public

My Commission Expires: 3/3/26

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