Karen Johnson Davidson County
Batch# 1108991 DEEDWARR
03/08/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $11,285.00
20240308-0016298

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

39-B
File #24-1058

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 **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 **Gregory D'Alba and Jennifer D'Alba, husband and wife**, 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:**

Being Lot No. 1 of Block 5 on the Map of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Valley Brook Road at the common corner of Lots Nos. 1 and 2; thence with the line between said Two Lots Northerly 288.3 feet to a point, the common corner of Lots Nos. 1, 2, 20 and 21; thence with the line between Lots Nos. 1 and 21, Easterly 230 feet to the Westerly margin of Valley Brook Road; thence with the Westerly margin of said road, in a Southwesterly direction, as measured around a slight curve, 390 feet to the Point of Beginning.

Being the same property conveyed to Sabalo Development, LLC, a Tennessee limited liability company, by deed dated February 9, 2021, and recorded February 22, 2021, from David Kent Deboer and April Evans Deboer, husband and wife, of record in Instrument Number 20210222-0021359, Register's Office for Davidson County, Tennessee.

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 improved property, known as: 2402 Valley Brook Road, Nashville, TN 37215.

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 #:
Gregory D'Alba 2402 Valley Brook Road Nashville, TN 37215	NEW OWNER	117-10-0-034.00

WITNESS THE EXECUTION HEREOF this 1st day of March, 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 1st day of March, 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

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,050,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of March, 2024.

Notary Public

My Commission Expires: 3/3/26

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

True Copy Certification

I, **Angela Y. Poston-Williamson**, do hereby make oath that I am 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 3/1/24.

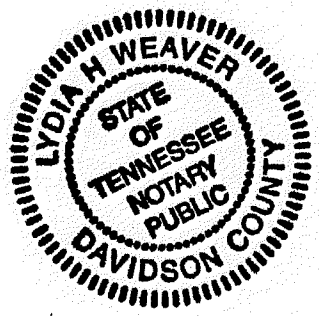
3/1/24

Angela Y. Poston-Williamson Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lydia H. Weaver 3/1/24

Lydia H. Weaver Date

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21