NEW OWNER:
Elyas M. Amare and Saba M. Amare
1070 Lakewalk Drive
Nashville, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-147

MAP & PARCEL
164-08-0B-107.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1117200 DEEDWARR
04/02/2024 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240402-0022740

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Cash4Home, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Elyas M. Amare and Saba M. Amare** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat, Section Three, Lakewalk of record in Plat at Instrument No. 20060124-0009100, 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 Cash4Home, LLC, a Tennessee limited liability company by Warranty Deed from Janusz P. Kubica, married of record in Instrument No. 20240124-0004623 Register's Office for Davidson County, Tennessee, dated January 18, 2024 and recorded on January 24, 2024.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of March, 2024.

CASH4HOME, LLC,
a Tennessee Limited Liability Company

By: _____
MICHAEL ELIAS, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Michael Elias**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Sole Member** of, **Cash4Home, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 28th day of March, 2024.

_____
NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **350,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of March, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 28, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY