Karen Johnson Davidson County
Batch# 1142495 DEEDWARR
06/04/2024 07:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20240604-0041380

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1518

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2024

Notary Public

My Commission Expires
Commission Expires: July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reilly Dianne Thornton and Angela Ellis-Thornton Downey 3024 Indiana Avenue Nashville, TN 37209	NEW OWNER	092-09-0-094

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Abay Construction, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reilly Dianne Thornton, unmarried, and Angela Ellis-Thornton Downey, married, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23, as shown on the map entitled G E. Jackson's subdivision of the Marable Lot of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 23 fronts 39 feet on the Northerly side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Amy Tate, married, by Cash Deed for Tennessee

from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20110620-0046932 Register's Office for Davidson County, Tennessee, dated June 14, 2011 and recorded on June 20, 2011.

Being the same property conveyed to Abay Construction, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Amy Tate, married, of record in Instrument No. 20231002-0077124 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 02, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3024 Indiana Avenue, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 9th day of May, 2024.

Abay Construction, LLC, a Tennessee Limited Liability Company

By: Shimeles M Tafesse
Shimeles M. Tafesse, Member/Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cory Ann Schuyler of the state and county mentioned, personally appeared Shimeles M. Tafesse, Member/Chairman of Abay Construction, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member/Chairman of Abay Construction, LLC, the within named bargainor, a Limited Liability Company, and that such Shimeles M. Tafesse, Member/Chairman of Abay Construction, LLC as such Member/Chairman, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member/Chairman.

Witness my hand and seal, at office in TN, this 9th day of May, 2024.

Notary Signature

Printed Name: CORY SCHUYLER

My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 May 9, 2024 (date of document).

Affiant Signature

May 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of May, 2024

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

