THIS INSTRUMENT WAS PREPARED BY Harpeth Escrow, LLC 117 Saundersville Road, Ste. 201 Hendersonville, TN 37075	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is **$405,000.00**. Affiant Subscribed and sworn to before me, this 21st day of June, 2024. Notary Public My commission expires: 5/9/26

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
784 Huntington Parkway, LLC **2022 Richard Jones Road Ste C200** **Nashville, TN 37215**	New Owner	**161-05-0-043.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Teclemariam Wubneh and Alga Wubneh, a married couple**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **784 Huntington Parkway, LLC**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 26 on the Plan of Huntington Park, Section I, of record in Book 4175, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 26, being a corner lot, fronts 85 feet on the Northerly margin of Huntington Parkway and 100 feet on the Easterly margin of Edmondson Pike, said frontages joined by a curve of 39.3 feet; and extends back 155.8 feet on the Northerly line and 146.4 feet on the Easterly line to a point .

Being the same property conveyed to Teclemariam Wubneh et ux, Alga Wubneh by Warranty Deed from Buddy W. Sharpe and wife, Glenda F. Sharpe of record in Book 5907, page 317, Register's Office for Davidson County, Tennessee, dated June 25, 1982 and recorded on July 06, 1982.

Karen Johnson Davidson County
Batch# 1149849 DEEDWARR
06/24/2024 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240624-0046902

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **784 Huntington Parkway, Nashville, TN 37211**.

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 do 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 in 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.

Witness my/our hand(s) this 21st day of June, 2024.

TW AW

Teclemariam Wubneh

Alga Wubneh

Teclemariam Wubneh

Alga Wubneh

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

On this 21st day of June, 2024, before me personally appeared Teclemariam Wubneh and Alga Wubneh, 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 21st day of June, 2024.

Cheryl M Rodgers

Notary Signature
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202406240046902

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 June 20, 2024.

Signature
Date: June 20, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of June, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025