Karen Johnson Davidson County
Batch# 1181420 DEEDWARR
09/13/2024 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20240913-0070895

WARRANTY DEED

File No.: 2024-0335

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 26, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,500.00.

Affiant

Subscribed and sworn to before me on SEPTEMBER 13, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: September 26, 2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Thane Plummer and Arendil Plummer and Almira Vazdarjanova 810 Lena Street Nashville, TN 37208	New Owner	092-08-0-437.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ABLE BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **THANE PLUMMER AND ALMIRA VAZDARJANOVA, A MARRIED COUPLE, AND ARENDIL PLUMMER, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Lenacourt of record in Book 1835, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ABLE BUILDERS, INC., A TENNESSEE CORPORATION , by deed from HIEU M. DANG, MARRIED, of record in Instrument No. 20211124-0155927, dated November 23, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 810 Lena Street, Nashville, TN 37208.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on September 13, 2024.

Grantor:

Able Builders, Inc.

BY: _____
Hossein Moradipour
Authorized Signor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Hossein Moradipour, Authorized Signor for Able Builders, Inc., the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation as such Authorized Signor.

Witness my hand at office, this 13th day of September, 2024.

_____
Notary Public

My Commission Expires: May 20, 2028

My Commission expires: May 20, 2028



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept. 13, 24 (date of document).

Jennifer L. Pennell

Sept. 13, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026