Karen Johnson
Batch # 1187162
09/27/2024 09:59:51 AM
Fees: $13.00 Taxes: $1,905.50
Davidson County
DEEDWARR
2 pgs
20240927-0074984

THIS INSTRUMENT PREPARED BY:
JEREMY D. BUCKELEW
Attorney at Law
808 Pickard Rd.
Cottage Grove, TN 38224

ADRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Trailside Properties LLC 2831 Azalea Place Nashville, TN 37204	New Owner	11807015500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter name Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CUMBERLAND INDUSTRIES, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TRAILSIDE PROPERTIES LLC, a Tennessee limited liability company** (hereinafter referred to as "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 of Block B on the Map of Berry Hill Gardens, of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all the same property conveyed to Cumberland Industries, LLC, a Tennessee limited liability company by Warranty Deed dated July 8, 2020 from Donna Howard., heir at law of Isaac L. Howard, of record as Instrument No. 20200709-0074929 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This improved property, known as 2811 Bransford Ave., Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantor, its successors and assigns, forever.

Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered subject to covenants, conditions, easements, exceptions, reservations, restrictions, rights and rights-of-way of record; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument the 12 day of August, 2024.

Cumberland Industries, LLC

By: _____
Marcel Rodriguez Ramazzini, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcel Rodriguez Ramazzini with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself the be a Member of Cumberland Industries, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of August, 2024.

_____
Notary Public

AMY D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

My Commission Expires: May 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

_____
Affiant

Subscribed and sworn to before me this 12 day of August, 2024.

_____
Notary Public

AMY D KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

My Commission Expires: May 5, 2025