This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1192252 DEEDWARR
10/10/2024 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20241010-0078646

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: ~~$200,000.00~~ $155,000.00

Affiant Signature

Subscribed and sworn to before me on this the 26TH Day of AUG, 2024.

Notary Public

My Commission expires 1, 20, 26

TENNESSEE NOTARY PUBLIC
ED HUNSBERGER
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Shammah Construction Group, LLC
1813 Sail Wind Cover
White Creek, TN 37189
SEND TAX BILLS TO:
Shammah Construction Group, LLC
1813 Sail Wind Cover
White Creek, TN 37189

MAP AND PARCEL NUMBER: 05911020400

WARRANTY DEED
24NT00887

Effective the 26 Day of AUG, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rosetta Ferby

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shammah Construction Group, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 528 on the Plan of Haynes Manor, Section 4, of record in Plat Book 4175 at page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Felethia Crutcher's 1/3 share conveyed to Rosetta Ferby by Quitclaim Deed dated 07/26/2024 and recorded 08/02/2024 in Instrument No. 20240802-0058862, Register's Office of said County.

Thymes Ferby's 1/3 share conveyed to Rosetta Ferby, by Quitclaim Deed, dated 07/26/2024 and recorded 08/02/2024 in Instrument No. 20240802-0058861, Register's Office of said County.

Madie A. Talley died 04/03/2024, leaving her heirs-at-law as follows, as evidenced by affidavits of heirship recorded 202410100078644 AND 202410100078645 ster's office for Davidson County, Tennessee: Rosetta Ferby, Thymes Ferby & Felethia Crutcher.

Being the same property conveyed to Madie A. Talley, unmarried by Warranty Deed from Bessie Thompson, unmarried dated 11/21/1985 and recorded 12/21/1985, book 6721 page 982, Register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 608 Rowan Ct, Nashville, TN 37207-3517

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 26TH day of AUG, 2024

Rosetta Ferby

Rosetta Ferby

State of TN)
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rosetta Ferby,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Ed Hunsberger

Notary Public
My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Summer Bartm 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 8-26-24 (date of document).

Summer Bartm
Affiant Signature

8-27-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of August, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON