Karen Johnson Davidson County Batch# 1213128 DEEDWARR 12/06/2024 12:49:30 PM 3 pgs Fees: $18.00 Taxes: $1,776.00 20241206-0094900	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $480,000.00 Affiant Subscribed and sworn to before me, this 3rd day of December, 2024. Notary Public My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Zachary J Sabol	**Midwest Mortgage Association**	**07210036400**
2311 Northview Ave	5555 Erindale Dr.	
Nashville, TN 37216	Suite 201 Colorado Springs, CO 80918	

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 ACKNOWLEDGE, WE,

Abby Strawser, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary J Sabol, unmarried

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. 2, on the Final Plat of Resubdivision of 2311 & 2313 Northview Ave, of record in Instrument No. 20160505-0044566, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Abby Strawser, an unmarried woman, by Quitclaim Deed from John W Strawser, Jr, a married man, dated April 26, 2023, of record in Instrument No. 20230510-0034927, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John W Strawser, Jr, by Warranty Deed from Andres Castro Cantu and Lorena Castro, dated March 7, 2022, of record in Instrument No. 20220315-0030138, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2311 Northview Ave, Nashville, TN 37216.

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.

Abby Strawser Date: 12/3/24

Abby Strawser

STATE OF OHIO

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Abby Strawser, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2024.

NOTARIAL SEAL STATE OF OHIO

HARINDER K NIGAH
Notary Public, State of Ohio
My Commission Expires:
05/25/2025

Harinder K Nigah
NOTARY PUBLIC

My Commission Expires: 5/25/2025

Certificate of Authenticity

I, Linzie Hahn, 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 12/3/24.

Date

Affiant Signature

12/3/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3rd day of December, 2024.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

