Return to:

Karen Johnson Davidson County
Batch# 1223400 DEEDWARR
01/06/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250106-0001064

#2508

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
ANDINA USA LLC	NEW OWNER	Map 076-05-0-
219 TOWNES DRIVE		Parcel 097.00
NASHVILLE, TN 37211		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JERRY D. DABBS,** unmarried, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ANDINA USA LLC, a Florida limited liability company, ("The "Grantee"),** its successor and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Hidden Hill of record in Plat Book 4860, page 43, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Audrey R. Woodall, a single woman and Jerry D. Dabbs, a single man by warranty deed dated August 18th, 2016 from Jeremy Raby, unmarried of record in Instrument No. 20160830-0090702, said Register's Office. The said Audrey R. Woodall having since died on May 6, 2024 and title vested in Jerry D. Dabbs as sole surviving joint tenant.

This instrument is executed on behalf of Jerry D. Dabbs by Robert J. Notestine, III, as his Attorney-in-fact pursuant to the recorded Power of Attorney in Instrument No. _202501060001063_____, said Register's Office.

This is the same legal description used in the last deed of record.

This conveyance is subject to the following:

1. 2025 Taxes, a lien now due and payable and assumed by Grantee.
2. Restrictions of record in Book 4938, page 337, said Register's Office.
3. Easement for Utilities of record in Book 7720, page 428, said Register's Office.
4. Any and all matters appearing on the Plan of record in Book 4860, page 43, said Register's Office.

This is an improved property commonly known as **644 Hidden Hill Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $330,000.00.

Lyndsey A Imedia
Affiant

Subscribed and sworn to before me this 30 day of December. 2024.

Notary public:
My commission expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successor and assigns against the lawful claims of all persons whomsoever.

IN WITNESS, WHEREOF, the Grantors have caused this Deed to be executed this 30th day of December, 2024.

Jerry D Dabbs by Robert J. Notestine, III, ATF
JERRY D. DABBS, BY ROBERT J. NOTESTINE, III., HIS ATTORNEY-IN-FACT

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT J. NOTESTINE, III., AS ATTORNEY-IN-FACT FOR JERRY D. DABBS,** with whom I am personally acquainted or proved to me since satisfactory evidence, and who acknowledged HE executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30th day of December, 2024.

Notary Public
My Commission Expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

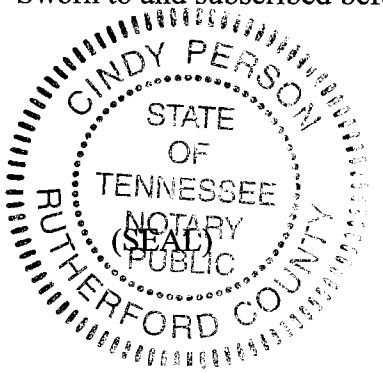
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-30-2024

Affiant Signature

1-6-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 6 day of January, 2025.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

900