**NEW OWNER:**
Austin Dirks
1405 Clifton Ln
Nashville, TN 37215

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 24-350

**MAP & PARCEL**
**117-12-0-042.00**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1227923 DEEDWARR
01/17/2025 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $7,677.50
20250117-0003996

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO MILLION SEVENTY FIVE THOUSAND AND 00/100 DOLLARS ($2,075,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **AMB Properties, LLC, a Kentucky Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Austin Dirks and Jessica Figueroa, husband and wife ("Grantee")**, their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 29, Hawthorne Subdivision, as shown on plat of record in Plat Book 1424, Page 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to AMB Properties, LLC, a Kentucky Limited Liability Company by Warranty Deed from Patricia M. Ziegler, unmarried of record in Instrument No. 20231004-0078240 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 04, 2023.**

**This is IMPROVED property also known as 1405 Clifton Ln., Nashville, TN 37215.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenant with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor haveexecuted or caused this instrument to be executed by its duly authorized representative, this 9 day of January, 2025.

**AMB PROPERTIES, LLC**
**a Kentucky Limited Liability Company**

By: _____ Sole Member
**DAVID A. BARKER, Sole Member**

**STATE OF KENTUCKY**
**COUNTY OF WARREN**

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **David A. Barker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is **Sole Member** of, **AMB Properties, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 9th day of January, 2025.

_____
NOTARY PUBLIC

My commission expires: 9-1-26

JESSIE F. VARNER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP55855
My Commission Expires Sep 1, 2026

**********

The actual consideration or value, whichever is greater, for this transfer is $ **2,075,000.00**.

Megan Kuri

AFFIANT

Sworn to and subscribed to before me this 17th day of January, 2025.

NOTARY PUBLIC

My commission expires: 5/8/28

GEORGE SHELBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

## Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 9, 2025

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY