Karen Johnson
Batch # 1238216
02/18/2025 03 16 27 PM
Fees $53 00 Taxes $270 10

20250218-0011955

Davidson County
DEEDWARR
10 pgs

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$73,000.00.**

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th DAY OF February, 2025

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 03/09/2027

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NO(S)
Zaboira, LLC, a Georgia limited liability company	SAME AS NEW OWNERS	093-16-0-031 00
(Name) 5444 Cedar Ash Crossing Antioch, TN 37013	(Name)	
(ADDRESS	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THREE THOUSAND DOLLARS AND NO/100, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **VIVIAN HAMBRICK-RYAN, EDWARD HAMBRICK, III, VALERIE HAMBRICK BARBER ALSO KNOWN AS VALERIE BARBER, WILLIAM HAMBRICK AND DIANE HAMBRICK LEBLANC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZABOIRA, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), 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 parts of Lots Nos 197 and 198 and 199 , as shown on the map entitled Maury and Claiborne Addition to Nashville, of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Beginning at a point in the northerly margin of Cannon Street 66 feet west of Claiborne Street, thence westerly 33 feet to a point, thence northerly, parallel to Claiborne Street 105 feet to a point in the line between lots Nos 196 and 197, thence easterly 33 feet, thence southerly, parallel to Claiborne Street 105 feet to the beginning

*Being the same property conveyed to **Dr. O. L. Hambrick** by Quitclaim Deed of record in Book 1537 Page 389*

*The said Dr O L Hambrick having since died intestate on November 4, 1965 His interest in the subject property vested in his spouse and sole surviving heir at law, **Frankie Hambrick***

The said Frankie Hambrick having since died testate on May 11, 1983 Her interest in the subject property having been duly pulled into her probate Estate pursuant to her Last Will and Testament dated February 20, 1971 have been admitted to the Probate Court, Davidson County Tennessee, Docket Number 73227

*Being the same property conveyed to **William Hambrick** and **Pearl W. Gore** by Administrator's Quitclaim Deed, dated May 21st, 1984, from Pearl W Gore as Administratrix of The Estate of Frankie Hambrick, of record in Book 6350 Page 736 in the Registers Office for Davidson County, Tennessee*

*Being the same property conveyed to **Edward R. Hambrick** from Pearl W. Gore by Quitclaim Deed, dated August 1st, 1984, of record in Book 6350 Page 732, in the Register's Office for Davidson County, Tennessee*

The said Edward R Hambrick, Sr a/k/a Edward R. Hambrick having since died intestate on September 8, 1990 His interest in the subject property vested at his death in ***Vivian S. W. Hambrick, Diane Hambrick LeBlanc, M.D., Vivian Hambrick Ryan, and Edward R. Hambrick, Jr*** *pursuant to Affidavit of Heirship of record in Instrument Number 20010502-0044761 in the Register's Office for Davidson County, Tennessee*

Being the same property conveyed to ***Vivian S. W. Hambrick, Diane Hambrick LeBlanc, M.D., Vivian Hambrick Ryan, and Edward R. Hambrick, Jr,*** *from William Hambrick by Quitclaim Deed, dated June 9, 1998, of record in Book 11033 Page 220 in the Register's Office for Davidson County, Tennessee*

The said Edward R Hambrick, Jr having since died intestate on June 30, 2005 His interest in the subject property vested at death in ***Valerie Hambrick Barber, Edward Hambrick, III, and William A. Hambrick,*** *his surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument Number* 20250218-0011953 *and* 20250218-0011954 *in the Register's Office for Davidson County, Tennessee*

The said ***Vivian S. W. Hambrick*** *having since died May 23, 2007 Her interest in the subject property vested at death in* ***Vivian Hambrick Ryan, Diane Hambrick LeBlanc, Valerie Hambrick Barber, Edward Hambrick, III, and William A. Hambrick*** *as evidenced by Affidavits of Heirship of Record in Instrument Number 20221114-0121312 and* 20250218-0011952 *in the Register's Office for Davidson County, Tennessee*

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 is 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

Executed by my hand this 5th Day of February 2025

Vivian Hambrick-Ryan

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Vivian Hambrick-Ryan, personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires: _____

Executed by my hand this 5th Day of February 2025

Diane Hambrick LeBlanc

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Diane Hambrick LeBlanc personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires _____

SEE ATTACHED CA
☐ JURAT
☑ ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 02-05-25 before me, Rya Sightler, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Vivian Hambrick-Ryan and Diane Hambrick LeBlanc
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RYA SIGHTLER
Notary Public - California
San Diego County
Commission # 2466756
My Comm. Expires Oct 16 2027

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s). _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other _____
Signer Is Representing: _____	Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On 02-05-25 (Date) before me, Rya Sightler (Here Insert Name and Title of the Officer), Notary Public

personally appeared Diane Hambrick Leblanc and Vivian Hambrick-Ryan (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RYA SIGHTLER
Notary Public - California
San Diego County
Commission # 2466756
My Comm. Expires Oct 16 2027

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date _____ Number of Pages: _____
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name. _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other. _____
Signer Is Representing: _____	Signer Is Representing. _____

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Executed by my hand this _____ Day of February 2025

_____
Edward Hambrick

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Edward Hambrick, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires _____

Executed by my hand this 5th Day of February 2025

_____
Valerie Barber

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Valerie Barber, personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

SEE ATTACHED CALIFORNIA CERTIFICATE

My Commission Expires _____

Executed by my hand this _____ Day of February 2025

_____
William Hambrick

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that William Hambrick personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On 2/5/2025 before me, Alan Leong Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Valerie Barber
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

ALAN LEONG
Notary Public - California
San Francisco County
Commission # 2404244
My Comm. Expires May 19, 2026

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other. _____	☐ Other _____
Signer Is Representing: _____	Signer Is Representing: _____

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Executed by my hand this 8 Day of February 2025

Edward Hambrick

STATE OF CA

COUNTY OF Alameda

Before Me, Christina Rene Rouse, a Notary Public for the above State and County, do hereby certify that Edward Hambrick, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8 Day of February 2025

Notary Public

My Commission Expires: 01/01/2028

CHRISTINA RENE ROUSE
COMM # 2478146
ALAMEDA County
California - Notary Public
COMM EXP JAN 1, 2028

Executed by my hand this _____ Day of February 2025

Valerie Hambrick Barber

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Valerie Hambrick Barber, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the ___ Day of February 2025

Notary Public

My Commission Expires: _____

Executed by my hand this _____ Day of February 2025

William Hambrick

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda)

On 02/08/2025 before me, Christina Rene Rouse - Notary Public
(insert name and title of the officer)

personally appeared Edward R. Hambrick III,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHRISTINA RENE ROUSE
COMM # 2478146
ALAMEDA County
California - Notary Public
COMM EXP. JAN 1, 2028

Signature _____ (Seal)

Executed by my hand this _____ Day of February 2025

_____
Edward Hambrick

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Edward Hambrick, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires _____

Executed by my hand this _____ Day of February 2025

_____
Valerie Hambrick Barber

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above State and County, do hereby certify that Valerie Hambrick Barber, personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the ___ Day of February 2025

_____
Notary Public

My Commission Expires _____

Executed by my hand this 8th Day of February 2025

_____
William Hambrick

STATE OF Ca

COUNTY OF Contra Costa

Before Me, Liam Neels, a Notary Public for the above State and County, do hereby certify that William Hambrick personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal, this the 8 Day of February 2025

_____
Notary Public

My Commission Expires 05/18/2028

LIAM NEELS
Notary Public - California
Contra Costa County
Commission # 2490534
My Comm. Expires May 18, 2028

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: California
County Of: Contra Costa

On February 8, 2025 before me, Liam Neels, Notary Public, personally appeared, William A. Hambrick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Liam Neels

LIAM NEELS
Notary Public - California
Contra Costa County
Commission # 2490534
My Comm Expires May 18, 2028

Seal

OPTIONAL INFORMATION

Title of Document: _____

Total Number of Pages including Attachment: _____

Notary Commission Expiration Date: May 18, 2028

Notary Commission Number: 2490534