Karen Johnson Davidson County Batch# 1244014 DEEDWARR 03/06/2025 01:59:30 PM 3 pgs Fees: $18.00 Taxes: $1,287.60 20250306-0017003	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $348,000.00 Affiant Subscribed and sworn to before me, this 6th day of March, 2025. Notary Public My commission expires: 01/30/29

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

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zackery Abriola	**CMG Mortgage, Inc, dba CMG**	**08106011100**
1815 26th Ave N	**3160 Crow Canyon Rd Ste 400**	
Nashville, TN 37208	**San Ramon, CA 94583**	

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,

Erin Dias, Trustee of The 1815 26th Ave North Trust

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

Zackery Abriola, an unmarried man

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. 15, on the Plan of Cumberland Gardens, Section V, of record in Book 3300, Page 37, 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 Erin Dias, Trustee of The 1815 26th Ave North Trust, by Warranty Deed from Glenn Anthony Carter, dated August 21, 2024, of record in Instrument No. 20240821-0064284, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Glenn Anthony Carter, by Quitclaim Deed from Frankie Mae Blakely, a widow, dated November 10, 2011, of record in Instrument No. 20111116-0089513, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The 1815 26th Ave North Trust retains the right of first refusal to purchase the Subject Property if the purchaser, his/her/their heirs, successors, and/or assigns, decide at any time to offer the property for sale to any party other than The 1815 26th Ave North Trust pursuant to the terms and provisions of that Right of First Refusal Agreement entered into by and between the Grantor and Grantee herein.

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: 1815 26th Avenue North Nashville, TN 37208

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.

_____ Date: 3-4-25

The 1815 26th Avenue N TRUST
By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 1815 26th Avenue N TRUST and that she is authorized by the 1815 26th Avenue N TRUST to execute this instrument on its behalf.

Witness my hand, at office, this 4 day of March, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Certificate of Authenticity

I, Hank Sheeran, 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 3/4/25.

Date

Affiant Signature

3/4/25

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 4th day of March, 2025.

Jennifer Russell

Notary's Signature

My Commission Expires: 1/30/2029

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY