Name and Address of New Owner:
Zaboira, LLC
5444 Cedar Ash Crossing
Nashville, TN 37013

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1256084 DEEDWARR
04/03/2025 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $444.00
20250403-0025519

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 092 02 0 204.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daryl Andrews, a single man, and Pamela Andrews, a single woman,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Zaboira, LLC, a Georgia Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 126 on the plan of the Subdivision of the Heffernan Place, as of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said lot No. 126 fronts 41 feet on the southerly side of Alameda Street and runs back 140 feet, more or less, along the Easterly margin of an alley, to an alley in the rear, and measures 36.2 feet on said alley.

Being the same property conveyed to Harrison W. Andrews and wife, Julia C. Andrews, by Warranty Deed from Oscar J. Hardemon, Jr. and wife, Maie Hardemon and Walter W. Hardemon and wife, Evelyn Hardemon of record in Book 2024, Page 527, Register's Office for Davidson County, Tennessee, dated October 13, 1951 and recorded on October 16, 1951.

The said Harrison W. Andrews died intestate on January 29, 1967. Leaving Julia C. Andrews as the surviving Tenant by the Entirety. The Said Julia C. Andrews died intestate on February 2, 1980, survived by her chilren, William Andrews, Virgil Andrews, Beulah Andrews Jackson, and Albert Andrews. The said William Andrews died intestate without heirs on November 24, 1987. The said Virgil Andrews died intestate without heirs prior to 2005. The said Beluah Andrews Jackson died intestate without heirs on March 12, 2005. The said Albert Andrews died on October 13, 2020, survived by his children, Daryl Andrews, a single man, and Pamela Andrews, a single woman.

See Affidavit of Heirship of record in Instrument No. 20250401-0024806, Instrument No. 202504030025517, and Instrument No. 202504030025518, in the Register's Office of Davidson County, Tennessee, recorded simultaneously herewithin.

Being improved property known as 2715 Alameda Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 27th day of March, 2025.

Daryl Andrews (SEAL)
Daryl Andrews

STATE OF MISSISSIPPI
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daryl Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2025.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94407 JENNIFER G. LOCKRIDGE Commission Expires Sept. 6, 2025 LEE COUNTY

Jennifer G. Lockridge
Notary Public
My commission expires: 09/06/2025

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 27th day of March, 2025.

(SEAL)
Pamela Andrews

STATE OF MISSISSIPPI
COUNTY OF Copiah

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Pamela Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2025.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 124017 KIMBERLY HARRIS Commission Expires May 14, 2026 HINDS COUNTY

Notary Public
My commission expires: 5-14-26

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of March, 2025.

Notary Public
My commission expires: 5.4.26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

File No. GNT-25-3901

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.27.25.

Affiant Signature

3.27.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 27 day of March, 2025.

Notary Signature

My Commission Expires: 5-9-26

