This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24564-AP

Karen Johnson Davidson County
Batch# 1311996 DEEDWARR
08/20/2025 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250820-0066608

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of August, 2025.

Notary Public
My Commission Expires: 5.9.28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Antonios Kabeto 4316 Summercrest Blvd, #104 Antioch, TN 37013	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	164-06-0A-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alima LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Antonios Kabeto, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit 7, together with the appurtenant interest in the common elements of Autumn Glen, Section 1, a Condominium Regime, (Manor Home Area "A"), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Amended and Restated Master Deed, Autumn Glen, Section 1, of record in Instrument No. 20030929-0143614; as amended and supplemented in Instrument No. 20101229-0103591; and in Instrument No. 20170510-0046473, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Autumn Glen, Section 1, Condominium Regime, of record in Instrument No. 20020926-0117438, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Autumn Glen, Section 1, provided in said Amended and Restated Master Deed, as amended and supplemented, together with the By-Laws as recorded and amended, the aforementioned site-plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to ALIMA LLC, a Tennessee limited liability company by Quitclaim Deed from Christina E. Sieber, a single woman, dated June 22, 2022, recorded June 27, 2022, of record in Instrument No. 20220627-0073527, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4316 Summercrest **Boulevard, 104, Nashville, TN 37013**

This conveyance is made subject to: 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 18th day of August, 2025.

GRANTOR:

Alima LLC, a Tennessee Limited Liability Company

By: _____
Christina Sieber, Sole Member

STATE OF MICHIGAN
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christina Sieber, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Sole Member of Alima LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of August, 2025.

_____
Notary Public
My Commission expires: 5/24/26

KRISTIN CRUMP
Notary Public - State of Michigan
County of Macomb
My Commission Expires May 24, 2026
Acting in the County of _____

202508200066608

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **08/20/2025**.

Affiant Signature

08/20/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/20/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

