Karen Y Johnson Davidson County
Batch# 159535 DEEDWARR
11/14/2018 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20181114-0112394

True Copy Certification

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SHAMECE BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 05/02/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Benjamin Morse and Jennifer Morse		103 03 0B 001.00
(NAME)	(NAME)	
140 48th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **4JSAP Inc., a Nevada Corporation as to a sixty-seven percent (67%) interest and Mukul R. Saha, as to a thirty-three percent (33%) interest**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Morse and Jennifer Morse, husband and wife**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit A and Private Elements of Unit A on the Plan of Forty- Eighth Avenue Condominiums as set forth in Exhibit "B" to the Master Deed and Bylaws of record in Book 10023, Page 344 and supplemented in Book 10046, Page 725, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to 4JSAP, Inc., a Nevada Corporation by Warranty Deed from James A. Moran, unmarried dated June 23, 2017 and recorded June 28, 2017 as Instrument No. 20170628-0064909, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to 4JSAP Inc., a Nevada Corporation as to a sixty-seven percent (67%) undivided interest and Mukul R. Saha as to a thirty-three percent (33%) interest as Tenants in Common by Quit Claim Deed from 4JSAP Inc., a Nevada Corporation dated August 14, 2017 and recorded August 16, 2017 as Instrument No. 20170816-0084027, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantors herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 140 48th Avenue North, Nashville, TN 37209

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.

Witness our hands this 9th day of November, 2018.

4JSAP Inc.

BY: _____
Damon Parker, President

Mukul R Saha
Mukul R. Saha

STATE OF TN
COUNTY OF [illegible]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Damon Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of 4JSAP Inc., the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 9th day of November, 2018.

_____
Notary Public

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC My Commission expires on 02/21/2022 WILLIAMSON COUNTY

My Commission Expires:

STATE OF FLORIDA
COUNTY OF DUVAL

I, the authorized undersigned, a Notary Public for the above stated County and State, do hereby certify that Mukul R. Saha personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9th day of November, 2018.

_____
Notary Public

RAMONA BELL NOTARY My Comm. Expires January 28, 2020 No. FF 955580 PUBLIC STATE OF FLORIDA

My Commission Expires: JAN 28. 2020

File Number: FRN-188594SSO