Karen Johnson Davidson County
Batch# 202208 DEEDWARR
03/06/2019 10:19:31 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190306-0020358

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $300,000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2019.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Aaron J. Parke & Kristen W. Parke	Community Mortgage, LLC	091-05-0 044.00
627 Ries Ave	19045 E Valley View Parkway, Ste F	
Nashville, TN 37209	Independence, MO 64055	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NISHA AND RICKY PROPERTIES LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AARON J. PARKE AND KRISTEN W. PARKE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Moss-Wood Subdivision, Section Three, as of record in Book 3106, Page 90, Register's Office for said County.

Said Lot No. 46 fronts 54.0 feet on the Westerly side of Ries Avenue and extends back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Nisha and Ricky Properties, LLC, a Tennessee limited liability company, by deed from Catherine Pack (Johnson) Downs, a married woman, dated 05/15/2018, of record in Instrument No. 20180816-0081261, said Register's Office.

Also being the same property conveyed to Catherine Pack (Johnson) Downs by Other Deeds dated 09/02/2010 from Eva C. Lee, as Executrix for the Estate of Marjorie L. Johnson, admitted to the Probate Court for Davidson County, Tennessee, Docket No. 10 P 654, on 5/19/2010, of record in Instrument 201012300103875, said Register's Office, and by Correction Deed dated 01/14/2011 from Eva C. Lee, as Executrix for the Estate of Marjorie L. Johnson, admitted to the Probate Court for Davidson County, Tennessee, Docket No. 10 P 654, on 5/19/2010 of record in Instrument 201101190004967, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 627 Ries Ave, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 28th day of February, 2019.

Nisha and Ricky Properties, LLC

By: _____
Nisha A. Sevlani, Member

By: _____
Ritesh J. Budhrani, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nisha A. Sevlani and Ritesh J. Budhrani, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the members of the within named bargainor, a limited liability company, and that they, as such members, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Nisha A. Sevlani and Ritesh J. Budhrani as such members.

Witness my hand and official seal this 28th day of February, 2019.

My Commission Expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022