Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

mail

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911432

Karen Johnson Davidson County
Batch# 209222 DEEDWARR
03/25/2019 08:33:48 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20190325-0026457

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2019.

NOTARY PUBLIC

My commission expires: 11/3/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalida Mora and Akshay Soni 2223F 24th Avenue North Nashville, TN 37208	NEW OWNER	081 02 2A 002.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($329,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RELIANCE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DALIDA MORA AND AKSHAY SONI, WIFE AND HUSBAND**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit F, as shown on the Declaration Establishing a Horizontal Property Regime for 2223E-2223F 24th Avenue North Townhomes, being of record in Instrument No. 20170717-0071628, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being a portion of that same property conveyed to Reliance Estates, LLC, a Tennessee limited liability company by Warranty Deed from Integrity First Development Group, LLC, dated 06/22/2017 and recorded in Instrument No. 20170623-0063304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of March, 2019.

RELIANCE ESTATES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Semih Gulertip
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Semih Gulertip, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Reliance Estates, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Member.

WITNESS my hand and seal, this the 13th day of March, 2019.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/20