Name and Address of New Owner:
Michael Strait and Rachel Harvey Strait
1501 Ward Ave.
Nashville, Tn. 37206
Send Tax Bills To:
Michael Strait and Rachel Harvey Strait
1501 Ward Ave.
Nashville, TN 37206
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 245042 DEEDWARR
06/18/2019 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,936.95
20190618-0058574

Map & Parcel No: 072-14-3-T00-10-0CO

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, **Socheata Kuch**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Strait and Rachel Harvey Strait,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and and designated as Unit No. A of Alex K. Property, a Horizontal Property Regime, of record in Instrument No. 20170726-0075751, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Socheta Kuch, by Warranty Deed form Jerry Thomas Lanham and wife, Pamela J. Lanham, of record in Instrument No. 20170110-0002592, in the Register's Office of Davidson County, Tennessee, dated January 05, 2017 and recorded on January 10, 2017. (Consideration shown in aforementioned deed $188,000.00).

This is improved property known as 1501 Ward Avenue, Nashville, TN 37206.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2019.

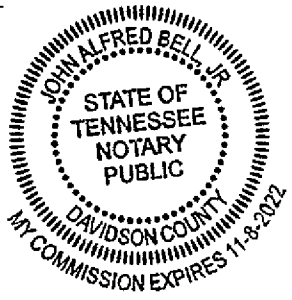
Socheata Kuch (SEAL)
Socheata Kuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of June, 2019, before me personally appeared Socheata Kuch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2019.

Notary Signature
My commission expires:



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 $523,500.00, 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
7th day of June, 2019.

Notary Public
My commission expires: 4-17-23
File No. 2019-387



True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, 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: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY