WARRANTY DEED

Karen Johnson Davidson County
Batch# 338879 DEEDWARR
01/06/2020 12:52:42 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200106-0001518

B-REMAX-19-605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023 (AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Surendra Kumar and Carolyn Kumar		
(NAME) 605 27th Ave N	(NAME) New Owner	92-10-J-4.00CO
(ADDRESS) Nashville TN. 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE SKYLINE REALTY, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SURENDRA KUMAR AND CAROLYN KUMAR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 27th and Torbett Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180420-0037520 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville Skyline Realty, LLC, by Quitclaim Deed from Ronald Windon and Kimberly Windon, husband and wife, recorded December 13, 2018 in Instrument No. 20181213-0121508, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Windon and Kimberly Windon, husband and wife by Warranty Deed from E3 Construction Services, LLC, a Tennessee limited liability company, recorded December 13, 2018 in Instrument No. 20181213-0121506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180420-0037520, Register's Office for Davidson County, Tennessee.
- Right of Way of Torbett Street, 27th Avenue North and an alley.
- Charter of record in Instrument Number 20180501-0040783, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20180501-0041066, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180424-0038596, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 27th Avenue North, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23 DAY OF DECEMBER, 2019.

Nashville Skyline Realty, LLC, a Wyoming Limited Liability Company

BY: _____, member
Ronald J. Windon
Member

BY: _____, Member
Kimberly V. Windon
Member

STATE OF ~~TENNESSEE~~ TEXAS JS
COUNTY OF ~~DAVIDSON~~ FORT BEND JS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD J. WINDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/~~herself~~ to be the MEMBER of NASHVILLE SKYLINE REALTY, LLC, A WYOMING LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/~~she~~ as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of December, 2019.

_____
Notary Public
My Commission Expires: 10/19/2021
(SEAL)

JON GOROSH
Notary ID #1091188
My Commission Expires
October 19, 2021

STATE OF ~~TENNESSEE~~ TEXAS JS
COUNTY OF ~~DAVIDSON~~ FORT BEND JS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY V. WINDON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged ~~himself~~/herself to be the MEMBER of NASHVILLE SKYLINE REALTY, LLC, A WYOMING LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that ~~he~~/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of December, 2019.

_____
Notary Public
My Commission Expires: 10/19/2021
(SEAL)

JON GOROSH
Notary ID #1091188
My Commission Expires
October 19, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212