Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1087TN

Karen Johnson Davidson County
Batch# 359830 DEEDWARR
02/19/2020 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $466.20
20200219-0018214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~126,000.00~~.

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of January, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
The Reina Family Property Solutions, LLC 719 Long Hunter Court Nashville, TN 37217	Send to new owner	135 08 0A 719.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bariki Mallya, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Reina Family Property Solutions, LLC,** 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:

Property known as 719 Long Hunter Court Nashville, TN 37217, County of Davidson to wit:

All that certain tract or parcel of land in the County of Davidson and State of Tennessee, described as follows, to wit:

Being Unit No. 719, on the plan of Nashboro Village Condominium, Condominium or Horizontal Property Regime, established by Master Deed of record in Plat Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gold Horse Investments, LLC, by deed from Bariki N. Mallya and Meina Yang, a married couple, dated 09/19/2014, filed and recorded 09/26/2014, of record in Instrument No. 20140926-0088663, said Register's Office.

Being the same property conveyed to Bariki Mallya, married, by Quitclaim Deed from Gold Horse Investments, LLC, dated 1-30-2020, filed and recorded _____, of record in Instrument No. 20200219001821 3, said Register's Office.

Meina Yang, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 135 08 0A 719.00

LTE File No.: 20-1087TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 719 Long Hunter Court, Nashville, TN 37217

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 my hand this 30 day of January, 2020.

Bariki Mallya

Meina Yang

STATE OF VIRGINIA

COUNTY OF ARLINGTON

On this 30 day of January, 2020, before me personally appeared **Bariki Mallya and Meina Yang**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30 day of January, 2020.

TOMBARI TOBBY BONKOO
Notary Public
Commonwealth of Virginia
Registration No. 7536340
My Commission Expires May 31, 2020

Notary Public
Commission Expiration: 05-31-2020

LTE File No.: 20-1087TN

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

