Karen Johnson Davidson County
Batch# 369708 DEEDWARR
03/09/2020 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20200309-0026408

Name and Address of New Owner:
Austin B. Conrad and Aubrey Conrad
2426 Little Avenue, Unit B
Nashville, TN 37206

#35245

Send Tax Bills To:
Austin B. Conrad and Aubrey Conrad

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072-14-3-T00-20-0CO

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, **Tommy Kuch and Socheata Kuch, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin B. Conrad and Aubrey Conrad, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of The Alex K Property, a horizontal property regime with private elements established by Declaration in Instrument No. 20170726-0075751, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B on the aforementioned Declaration.

Being part of the same property conveyed to Socheata Kuch by Deed dated January 5, 2017 from Jerry Thomas Lanham and wife, Pamela J. Lanham of record in Instrument No. 20170110-0002592, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 19, 2017 in Instrument No. 20171020-0107666, Register's Office for Davidson County, Tennessee Socheata Kuch conveyed subject property to Tommy Kuch and Socheata Kuch, husband and wife.

This is improved property known as, 2426 Little Ave, Unit B, Nashville, Tennessee 37122

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 3rd day of March, 2020.

_____ (SEAL)
Tommy Kuch

_____ (SEAL)
Socheata Kuch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2020, before me personally appeared Tommy Kuch and 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 3rd day of March, 2020.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

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 $590,000.00, 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
3rd day of March, 2020.

_____
Notary Public
My commission expires: October 2, 2023
File No. 2020-920

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

