Karen Johnson Davidson County
Batch# 372351 DEEDWARR
03/13/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20200313-0028354

#35283

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $625,000.00.

Jerry Bisaha
Affiant

Subscribed and sworn to before me, this the 10 day of March, 2020.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 17, 2021

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jerry Bisaha 512 31st Ave. N. Nashville, TN 37209	Map-Par. 092-10-0C-003.00-CO	NBLC ~~New Owner~~ BANK 8320 Ward Parkway Kansas City, MO 64114

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged MYRA HOSPITALITY, LLC (the "Grantor"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey to JERRY BISAHA, a married man, (the "Grantee"), his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 3, of ElevAte at City Heights (formerly "The Del") also formerly known as ElavAte at MedWest (formerly "The Del"), a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of covenants, Conditions and Restrictions establishing ElevAte at City Heights (formerly "The Del") of record in Instrument No. 20170127-0009277, as amended in Instrument No. 20170330-0031283, Instrument No. 20171003-0101096, Instrument No. 20180403-0030960 and Instrument No. 20180615-0057610, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the ByLaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to the Amended Declaration in Instrument No. Instrument No. 20180615-0057610; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A" to said Declaration in Instrument No. 20170127-0009277.

Being the same property conveyed to Myra Hospitality, LLC, a Tennessee limited liability company, by deed from The Del Partners, of record in Instrument No. 20180702-0064107, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plans(s) of record; and (e) all applicable government and zoning regulations.

This is ☒improved ☐unimproved property, known as 512 31st Ave. N., Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered, unless otherwise herein set out.

Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as otherwise herein set out.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 10th day of March, 2020.

GRANTOR:

MYRA HOSPITALITY, LLC
A Tennessee limited liability company

By: _____
Dilip Shah, Authorized Agent

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dilip Shah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized agent of Myra Hospitality, LLC, the within named bargainor, and that he as such authorized agent being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such authorized agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of March, 2020.

(SEAL)

_____
Notary Public

My commission expires: 1/3/22

NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

