WARRANTY DEED

A-KW-20-123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/21/2022
(AFFIX SEAL)

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

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)
Aaron Sura and Alex Sura	**New Owner**	
(NAME)	(NAME)	**148-07-0-013.00**
123 Luna Drive	←	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	←	
(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, **THRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON SURA AND ALEXANDRIA LEIGH SURA, HUSBAND AND WIFE,** 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 Lot No. 617 on the Plan of Section Six, Cherokee Hills of record in Plat Book 3842, Page 15, 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 Thrive Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Casey Ella Smith, married of record in Instrument No. 20190422-0036381 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 22, 2019.

This conveyance is subject to:
- Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record
- Taxes for 2020 and subsequent years a lien not due and payable.

This is **improved** property known as: **123 Luna Drive, Nashville, Tennessee 37211**.

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.

Karen Johnson Davidson County
Batch# 373652 DEEDWARR
03/17/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.23
20200317-0029439

Witness my/our hand(s) this the 16 DAY OF MARCH, 2020.

Thrive Properties, LLC, a Tennessee Limited Liability company

BY: _____
Alison Rodgers
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALISON RODGERS, 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 AUTHORIZED AGENT of THRIVE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of March, 2020.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

True Copy Certification

I, Krystal Schuster, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

