WARRANTY DEED

Karen Johnson Davidson County
Batch# 373824 DEEDWARR
03/17/2020 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200317-0029716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 Day of MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rudra LLC	New Owner	Parcel ID: 081 15.00 624.00
(NAME)	(NAME)	
902 Chapman Ct	902 Chapman Ct	MAP 081-15-0-624
(ADDRESS)	(ADDRESS)	
Bowling Green KY 42103	Bowling Green KY 42103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 8, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rudra, LLC, A Kentucky Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of S.A. Champions Subdivision of certain lots in Harding Addition of record in Plat Book 161, Page 132, 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 Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust dated July 17, 1997 and amended April 8, 2013 by Warranty Deed from Family Venture Management, LLC, a Tennessee Limited Liability Company dated November 22, 2017 and recorded November 28, 2017 as Instrument No. 201711280121105, in said Register's Office for 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 plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1414 23rd Avenue North, Nashville, TN 37208

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 our hands this the 11th day of March, 2020.

Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 8, 2013

BY: Clifford S. Mar, Trustee

Clifford S. Mar, Trustee

BY: Debbie A. Mar, Trustee

Debbie A. Mar, Trustee

STATE OF CALIFORNIA

COUNTY OF San Luis Obispo

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Clifford S. Mar and Debbie A. Mar**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the **Trustees of the Mar Family Trust dated July 17, 1997 and amended April 8, 2013**, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2020.

Notary Public

My Commission Expires: Nov. 6, 2023

(SEAL)

PATTY T. MONTEJO
Notary Public - California
San Luis Obispo County
Commission # 2311108
My Comm. Expires Nov 6, 2023

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

