Karen Johnson Davidson County
Batch# 381803 DEEDWARR
04/03/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,079.48
20200403-0036061

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $291,750.00

Bonnie Anderson
Affiant

Subscribed and sworn to before me, this 31st day of March, 2020.

Julie Coone
Notary Public

My commission expires: 6-24-2023

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ansley Joseph Kunnath and Mary Raju Kunnath	Same	**128120A03000CO**
320 Old Hickory Blvd #608		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

TN Nash Property, LLC, a Kentucky Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ansley Joseph Kunnath, a single woman and Mary Raju Kunnath, a married woman

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 Unit No. 30, Building No. 6 on the Plan of Section 4, Phase 1A, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 9 to the Master Deed, of record in Instrument No. 20020417-0047840, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to TN Nash Property LLC, a Kentucky Limited Liablility Company from Marisa Nia Madison and Nathan Louis Orndorff by Warranty Deed dated July 28, 2017, of record in Instrument No. 20170801-0078100, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HE2020-0057

This is improved (__X__) unimproved (_____) property known as 320 Old Hickory Blvd #608, Nashville, TN 37221.

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 in 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/our hand(s) this 31st day of March, 2020.

TN Nash Property, LLC, a Kentucky Limited Liability Company

BY: _____
Todd C. Veach, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Todd C. Veach,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Authorized Agent** of **TN Nash Property, LLC** the within named bargainor, a limited liability company, and that he/she as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Authorized Agent** of **TN Nash Property, LLC**.

Witness my hand, at office, this 31st day of March, 2020.

_____
Notary Public

My Commission Expires: 6-27-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

HE2020-0057

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

