Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Name and Address of New Owner:
Ashley Carlyn Pochick
303 Scott Avenue
Nashville, TN 37206

Send Tax Bills To:
Ashley Pochick
303 Scott Ave Unit B
Nashville TN 37206

Karen Johnson Davidson County
Batch# 397180 DEEDWARR
05/08/2020 09:05:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20200508-0048016

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 083-02-0-315

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, **303 Scott Street, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ashley Carlyn Pochick, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Southerly 34 feet of Lot No. 2 and the Northerly 26 feet of Lot No. 3 on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, 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 303 Scott Street, LLC by Quitclaim Deed from Parvinder Thiara, a single man dated April 27, 2020 and recorded April 30, 2020 as Instrument No. 20200430-0045340, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 1st day of May, 2020.

303 Scott Street, LLC, a Tennessee Limited Liability Company

By: _____
Kevin Gan, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Kevin Gan, Authorized Signatory for 303 Scott Street, LLC, a Tennessee Limited Liability Company, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of 303 Scott Street, LLC. This Quitclaim Deed was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand and seal this 1st day of May, 2020.

_____
Notary Signature

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $575,000.00, 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 1st day of May, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My comm. exp. 1/3/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner