Name and Address of New Owner:
Akash Shah and Priya Patel
702 James Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 399915 DEEDWARR
05/14/2020 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200514-0050039

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 0910506400900CO

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, **670 James Avenue 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 **Akash Shah and Priya Patel,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 9, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions ans Restrictions for James Robertson Townhomes, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 21070501-0042517, Register's Office for Davidson County, Tennessee, and Joinder to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170829-0088856, Register's Office for said County, to which reference is hereby made for a more particular description of said property. By Amended and Restated Master Deed, the name of James Robertson Townhomes was changed to read The Rows at the Annex, of record at Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 670 James Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed from HR Properties of Tennessee, a Tennessee general partnership, recorded on March 02, 2017 of Instrument No 20170302-0020973, Register's Office for Davidson County, Tennessee.

This is improved property known as 702 James Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

670 James Avenue LLC, a Tennessee Limited Liability Company

_____(SEAL)
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 670 James Ave., LLC, a Tennessee Partnership the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 670 James Ave., LLC, a Tennessee Partnership by himself as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 1st day of May, 2020.

_____
Notary Signature

My commission expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $309,900.00, 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.

Notary Public
My commission expires: 7-6-20
File No. 2020-1141

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary' Seal (if on paper)

DIANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY