Karen Johnson Davidson County
Batch# 437552 DEEDWARR
07/15/2020 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $781.62
20200715-0077124

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,250.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:
7-17-22 (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cookeville Commons, LP, a Tennessee Limited Partnership | New owner 900 19th Ave S. Apt. 305 (NAME) | |
| 2901 Blair Blvd #B2 (ADDRESS) | Nashville, TN (ADDRESS) | 104-10-0N-002.00-CO |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | 37212-2127 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Regal Properties Inc, a Tennessee Corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cookeville Commons, LP, a Tennessee Limited Partnership, hereinafter called the Grantees, their heirs 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 Unit No. B-2, Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected as Instrument No. 20071009-0120320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Regal Properties Inc, a Tennessee Corporation by Warranty deed from The Nashville Westchester, LLC, a Tennessee limited liability company of record in Instrument No. 20070803-0092680 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2901 Blair Blvd #B2, Nashville, TN 37212
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 7th day of July, 2020.

# WARRANTY DEED
(Continued)

Regal Properties Inc, a Tennessee Corporation

BY: _____
Afshin Yazdian, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Afshin Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Regal Properties, Inc, the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Regal Properties, Inc as President.

Witness my hand and official seal, at office, on this the 7th day of July, 2020

_____
Notary Public

My commission expires: _____

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

