Karen Johnson Davidson County
Batch# 461018 DEEDWARR
08/20/2020 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20200820-0094058

#35660

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35660-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 14th day of August, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC COUNTY OF DAVIDSON BY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: RAJA PROPERTIES, LLC 1123 Stainback Avenue Nashville, TN 37207	**Send Tax Bills To:** Jonathan Arbuckle 132 Shorecrest Circle Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 082 03 0 370 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Wales**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RAJA PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1123 Stainback Avenue, Nashville, TN 37207.

Subject property is not now nor ever has been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of August, 2020.

Michael Wales by Gerald G. Patterson, his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Wales, and se is authorized by Michael Wales to execute this instrument on his behalf.

Witness my hand, at office, this 14th day of August, 2020.

Notary Public

My Commission Expires:
10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Sharpe & Horns 1st Addition, North E. Nashville, as of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Wales married, by deed dated January 29, 2018 from Tinie L. Blair f/k/a Tinie L. Alford, unmarried, of record in Book Instrument No. 20180130-0009346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Book 57, page 152, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, 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: October 2, 2023
Notary Seal:

