Name and Address of New Owner:
Kanchan Karki
5170 Hickory Hollow Pkwy
Antioch TN 37013

Send Tax Bills To:
New Owner
Same

Karen Johnson Davidson County
Batch# 473748 **DEEDWARR**
09/11/2020 09:35:58 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20200911-0103630

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

Map & Parcel No: 163-05-0A-945.00-CO

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, **Ace Homes TN 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 **Kanchan Karki,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 945 on the plan of Mill Park Commons, a Horizontal Property Regime as set forth in Exhibit B, Master Deed lot layout, Phase VI Mill Park Townhomes recorded in Instrument No. 200511280143120 Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ace Homes TN LLC, a Tennessee Limited Liability Company by Warranty deed from Jacqueline Ann Batey, a single woman of record in Instrument No. 20200622-00666367 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 22, 2020.

Being also known as 5170 Hickory Hollow Parkway 945 Nashville, Tennessee 37013.

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 3rd day of September, 2020.

Ace Homes TN LLC, a Tennessee Limited Liability Company

By: _____

Steve Berneman, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Signatory of Ace Homes TN LLC, the within named bargainor, a Limited Liability Company, and that he such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal, at office in Tennessee, this 3rd day of September, 2020.

Bailey Wind
Notary Signature

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicole A. Russo
Affiant

Sworn to and subscribed before me this 3rd day of September, 2020.

Bailey Wind
Notary Public

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023