Karen Johnson Davidson County
Batch# 478666 DEEDWARR
09/18/2020 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $943.50
20200918-0107355

Name and Address of New Owner:
Harsh Raghuvir and Catherine Tae-Hui Kim
1100 Wilshire Boulevard
2603
Los Angeles, CA 90017

Send Tax Bills To:
Harsh Raghuvir and Catherine Tae-Hui Kim
1100 Wilshire Boulevard
2603
Los Angeles, CA 90017

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 081-11-0-518

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, **Cripple Creek Properties, 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 **Harsh Raghuvir and Catherine Tae-Hui Kim, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 205 on the plan of D.T. McGavock and others addition as shown on plat on record in Plat Book 21, page 41, in the Register's office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said part of Lot No. 205 fronts 33-1/3 feet on the Easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Cripple Creek Properties, LLC, by deed dated August 28, 2013 and recorded September 3, 2013 from Kenneth Jackson, of record in Instrument Number 20130903-0092629, 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 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 3rd day of August, 2020.

Cripple Creek Properties, LLC, a Tennessee Limited Liability Company

Kirtley Whittington, Member

James Whittington, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 3rd day of August, 2020, by Kirtley Whittington and James Whittington, Members of Cripple Creek Properties, LLC.

Signature of Notary Public
Print, Type/Stamp Name of Notary

My Commission Expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Personally Known:_____ OR Produced Identification: X
Type of Identification Produced: TN DL

AFFIDAVIT OF VALUE

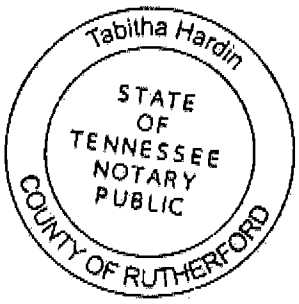
STATE OF Tennessee)
)
COUNTY OF Rutherford)

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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sara Wylie Armstrong
(Affiant)

Sworn to and subscribed before me this 28th day of August, 2020.

Tabitha Hardin
Notary Public
My commission expires: 2/19/2024
File No. 2020-479



True Copy Certification

I, Devan P. Spinelli, 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 Florida

County of Broward

Personally appeared before me, Devan Spinelli a notary public for this county and state, [name of person making certification] 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: 05/16/2023

Notary' Seal (if on paper)

