Karen Johnson Davidson County
Batch# 507615 DEEDWARR
11/03/2020 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $771.45
20201103-0128169

Name and Address of New Owner:
Regal Homes Co.
6114 New York Nashville TN 37209

Send Tax Bills To:
Regal Homes Co.
Same

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

Map & Parcel No: 09102007800

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 LOWMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, **James O'Brien Family Properties, LLC, a California limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Regal Homes Co.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block "B" on the Plan of Cherokee Park Subdivision as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of New York Avenue at a point, 150 feet East of 62nd Avenue North, formerly 21st Street, thence with the northerly margin of New York Avenue, eastwardly, thence 25 feet to a point; thence northwardly 160 feet to the southerly margin of the alley, thence with said alley westwardly 25 feet, thence southwardly 160 feet to the beginning.

Being the same property conveyed to James O'Brien Family Properties, LLC, a California limited liability company, by Warranty Deed from Kudzu Real Estate, Inc., recorded on December 13, 2017, of record in Instrument No., 20171213-0127093, Register's Office for Davidson County, TN.

This is improved property known as 6114 New York Ave., Nashville, TN 37209.

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 30th day of October, 2020.

James O'Brien Family Properties, LLC, a Limited Liability Company

By:
Sasha Qualkenbush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared Sasha Qualkenbush, 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 Authorized Agent of James O'Brien Family Properties, LLC, the within named bargainor, a Limited Liability Company, and that such James O'Brien as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent

Witness my hand and seal, at office in Nashville, this 30th day of October, 2020.

Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3-8-2021

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 $208,500.00, 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
30th day of October, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1795