Karen Johnson Davidson County
Batch# 552927 DEEDWARR
01/12/2021 02:07:05 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210112-0005480

Name and Address of New Owner:
Caleb Peart
2719 Meharry Boulevard
Nashville, TN 37208

Send Tax Bills To:
~~New Owner~~ SWBC, 9311 San Pedro Ave Ste 100
San Antonio TX 78216

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092020S00200CO

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, **Aspera Property Investment LLC, a Texas limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Caleb Peart**, "the Grantee," the following described real estate in Davidson County, Tennessee:

* an unmarried man

A certain unit located in Davidson County, Tennessee, being Unit B of Homes at 1032 28th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27—101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1032 28th Avenue North of record in Instrument Number 20191112—0116231, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Aspera Property Investments, LLC, a Texas limited liability company, by Warranty Deed from Darian L. Lafferty, a single man, dated March 6, 2020 and filed of record in Instrument No. 20200311-027356 and corrected in Instrument No. 20200402-0035534, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2719 Meharry Boulevard, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Broker Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
0-SB-CB-20-2719

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 6th day of January, 2021.

Aspera Property Investment LLC

By: _____
Hakan Sahin, Managing Member

STATE OF TX

COUNTY OF Harris

Before me, the undersigned Notary Public, personally appeared Hakan Sahin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Aspera Property Investment, LLC the within named bargainor, a Texas limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand, at office, this 6 day of January, 2021.

ELENN PEREZ
Notary Public, State of Texas
Comm. Expires 11-06-2024
Notary ID 132769501

_____
Notary Signature
My commission expires: 11/06/24

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 **$405,000.00**, 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
6th day of January, 2021.

_____
Notary Public
My commission expires: _____
File No. 20-1662

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/02/2023
DAVIDSON COUNTY