Karen Johnson Davidson County
Batch# 553781 DEEDWARR
01/13/2021 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $825.84
20210113-0006079

Name and Address of New Owner:
Saraba Real Estate Co., a Tennessee corporation

1026 Brixton Boulevard

Hendersonville, TN 37075

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 050-02-0-B22-10-0CO

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, **Alexander Fluehr and Taryn Fluehr, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Saraba Real Estate Co., a Tennessee corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 221 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0117974 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Fluehr and Taryn Fluehr, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 03/29/2019 and filed for record in Instrument Number 20190401-0029029, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2127 Portway Alley, Nashville, TN 37207.

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 12th day of January, 2021.

_____(SEAL)
Alexander Fluehr

_____(SEAL)
Taryn Fluehr

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of January, 2021, before me personally appeared Alexander Fluehr and Taryn Fluehr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of January, 2021.

_____
Notary Signature
My commission expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

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 $223,200.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Utley
(Affiant)

Sworn to and subscribed before me this 12th day of January, 2021.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 07-11-2021

File No. 20-16-CH

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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