BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF JANUARY, 2021. Notary Public MY COMMISSION EXPIRES: May 2, 2022 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARK ACQUISITIONS, LLC	**SAME**	**062-02-0A-009.00-CO**
(NAME)	(NAME)	
204 POINT EAST DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 555584 **DEEDWARR**
01/15/2021 01:28:12 PM 2 pgs
Fees: $13.00 Taxes: $643.80

20210115-0007232

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PUTHTHY LAY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARK ACQUISITIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76B, as shown on the map entitled Resubdivision Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 79A, 79B, 80A, & 80B RIVER TRACE ESTATES, Phase I, Section I, of record in Plat Book 6900, page 325, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DYN LENG AND PUTHTHY LAY, HUSBAND AND WIFE, by deed from MARGARET H. MORRIS, AN UNMARRIED WOMAN, of record in Instrument No. 20091202-0110106, dated November 30, 2009, Register's Office for Davidson County, Tennessee. Dyn Leng and Puththy Lay have since divorced. See Final Decree of Divorce, Docket No. 12D1694, Third Circuit Court for Davidson County, Tennessee at Nashville. Being further conveyed to PUTHTHY LAY from DYN LENG by Quitclaim Deed being recorded simultaneously herewith of record in Instrument No. 20210115-0007231, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6900, page 325; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6851, page 370 and amended in Book 6982, page 747; By-Laws of record in Book 6851, page 390; Transmission Line Easement of record in Book 1163, page 341;Easement conveyed to Metropolitan Government Electric Power Board of record in Book 3959, page 595; Flowage Easement of record in Book 2022, page 83; Grant and Indemnity Agreement of record in Book 7030, page 798; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2731 RIVER BEND DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of January, 2021.

PUTHTHY LAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Puththy Lay**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of January, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON