Karen Johnson Davidson County
Batch# 595130 DEEDWARR
03/18/2021 11:15:18 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20210318-0036039

This instrument prepared by:

Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

NEW OWNER:
SEND TAX BILLS TO:

CBA Securities, LLC
2 Shamboard Court
Shoreham, NY 11786

GENERAL WARRANTY DEED

For good and valuable consideration received, **ELLINGTON GROUP, GP, a Tennessee General Partnership**, has bargained and sold and do hereby transfer and convey unto **CBA SECURITIES**, the following described real estate:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee being Unit 15 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, and as amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563, in said Register's Office.

Being a portion of the property conveyed to Ellington Group, GP, a Tennessee General Partnership, by Quitclaim Deed from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 20181101-0108554, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018, and recorded November 1, 2018.

Map & Parcel: 051 10 0I 014.00

TO HAVE AND TO HOLD unto grantees in fee simple. Grantor covenants lawful seizing and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 16 day of March 2021.

ELLINGTON GROUP, GP

By: **TOM MUHSIN**, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of MARCH, 2021, before me personally appeared **Tom Muhsin**, to me know (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Partner of Ellington Group, GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Ellington Group, GP, as Managing Partner

Witness my hand and official seal, this the 16 day of MARCH, 2021.

NOTARY PUBLIC

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $364,999.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 16 day of MARCH 2021.

NOTARY PUBLIC

My Commission Expires: 3/6/24

EMILY KERINUK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024