Karen Johnson Davidson County
Batch# 597997 DEEDWARR
03/23/2021 12:38:30 PM 5 pgs
Fees: $28.00 Taxes: $932.40
20210323-0038246

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	EK Real Estate Fund I LLC 215 Park Avenue South, Suite 1713-1718 New York, NY 10003	EK Real Estate Fund I LLC 215 Park Avenue South Suite 1713-1718 New York, NY 10003

Order Number: C-TN712835

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Rosie Krapf, an unmarried woman**, for Two Hundred Fifty Two Thousand Dollars and 00/100 ($252,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **EK Real Estate Fund I LLC, a Limited Liability Company**, whose address is 215 Park Avenue South, Suite 1713-1718 ,New York, NY 10003, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the southeast part of Lot No. 13 on the Map of Southlake, Section 1, as of record in Book 2083, Page 58, Register's Office for said County, as follows:

Beginning at a point in the northwesterly margin of Southlake Drive at the corner of Lots No. 13 and 14; thence with the line between said lots, northwesterly 135.4 feet to the corner of Lot No. 12; thence southwesterly 133.29 feet to a point in the northeasterly margin of Southlake Court, which point is 13.32 feet southeasterly from the common corner of Lots No. 12 and 13; thence with the margin of Southlake Court, southeasterly 14.5 feet to a point continuing southeasterly 68.9 feet to the beginning of a curve; thence around said curve easterly 35.7 feet to the margin of Southlake Drive; thence with the margin of the same, northeasterly 71.3 feet to the point of beginning. (Said description having been taken from said plan as revised and corrected by Surveyors Certificate, of record in Book 2406, page 26.)

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 133 03 0 003.00
Street address of property: 3211 Southlake Court, Nashville, Tennessee 37211

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20130321-0028184 in the Recorder's Office, Davidson County, Tennessee.

Signed this 26 day of February, 2021.

Signature of Grantor

Rosie Krapf

Rosie Krapf

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 26th day of February, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Rosie Krapf, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public 11-6-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel number: 133 03 0 003.00
Street address of property: 3211 Southlake Court, Nashville, Tennessee 37211

Oath of Consideration

I or we, Rosie Krapf, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $252,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 26th day of February, 2021.

Signatures of Affiant(s):

Rosie Krapf

Sworn and subscribed before me this 26th day of Feb, 2021.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public 11-6-2023

202103230038246

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southeast part of Lot No. 13 on the Map of Southlake, Section 1, as of record in Book 2083, Page 58, Register's Office for said County, as follows:

Beginning at a point in the northwesterly margin of Southlake Drive at the corner of Lots No. 13 and 14; thence with the line between said lots, northwesterly 135.4 feet to the comer of Lot No. 12; thence southwesterly 133.29 feet to a point in the northeasterly margin of Southlake Court, which point is 13.32 feet southeasterly from the common corner of Lots No. 12 and 13; thence with the margin of Southlake Court, southeasterly 14.5 feet to a point continuing southeasterly 68.9 feet to the beginning of a curve; thence around said curve easterly 35.7 feet to the margin of Southlake Drive; thence with the margin of the same, northeasterly 71.3 feet to the point of beginning. (Said description having been taken from said plan as revised and corrected by Surveyors Certificate, of record in Book 2406, page 26.)

Being the same property conveyed to Rosie Krapf by Deed from Rosie L. Lancaster recorded March 21, 2013 as instrument No. 20130321-0028184 in the ROD Office of Davidson County, Tennessee

Commonly Known As: 3211 Southlake Court, Nashville, TN 37211

Parcel ID: 133 03 0 003.00

True Copy Certification

I, *Darell Near*, 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 Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEE BERRY
Notary Public-State of Florida
Commission # GG 093924
My Commission Expires
May 09, 2021

Notary Signature

My Commission Expires: 5-9-21

Notary Seal (if on paper)