Name and Address of New Owner:
Corben Briggs
3802 Hutson Avenue, D
Nashville, TN 37216

Send Tax Bills To:
Corben Briggs

Karen Johnson Davidson County
Batch# 607673 DEEDWARR
04/06/2021 02:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20210406-0045089

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 061 14 0B 14 4.00

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, **Aj Meherish and Hansa Belani**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Corben Briggs, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING NO. UNIT 3802B, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 3806 HUTSON AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20160803-0080191 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO HANSA BELANI BY WARRANTY DEED AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON MAY 3, 2019, OF RECORD IN INSTRUMENT NO. 20190503-0041500, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AJ INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM AIMEE M. RAY, UNMARRIED, RECORDED ON JANUARY 28, 2016, OF RECORD IN INSTRUMENT NO. 20160128-0008519, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3802D HUTSON AVE., NASHVILLE, TN 37216.

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 1st day of April, 2021.

_____(SEAL)
Aj Meherish

_____(SEAL)
Hansa Belani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2021, before me personally appeared Aj Meherish and Hansa Belani, 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 1st day of April, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 $515,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leah Moore
(Affiant)

Sworn to and subscribed before me this 1st day of April, 2021.

Notary Public
My commission expires:_____
File No. 2021-2335

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A. Bell Jr., 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 TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leah Moore
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY