Karen Johnson Davidson County
Batch# 514997 DEEDWARR
04/14/2021 10:59:07 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210414-0049792

STATE OF TENNESSEE

COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.00 .

Affiant

DUSTIN LOBATO STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 2nd day of April, 2021.

Notary Public
My commission expires: 1-21-25

THIS SPACE FOR OFFICIAL USE ONLY

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2021-266

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Reasa Ikram and Sanjay Kumar 400 Herron Drive, #118 Nashville, TN 37210	New Owner	091-05-4A-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ryan G. Trainor and Kyla Trainor, husband and wife** ("GRANTOR") have bargained and sold, and by these presents do transfer and convey unto **Reasa Ikram and Sanjay Kumar, a married couple** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that they 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 GRANTOR further covenants and binds themselves, their heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2021** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JMSB RF-21643

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 2nd day of April, 2021.

GRANTOR:

Ryan G. Trainor

Kyla Trainor

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 2nd day of April, 2021, before me personally appeared Ryan G. Trainor and Kyla Trainor, 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 2nd day of April, 2021.

Notary Signature
My commission expires: 1-21-25

DUSTIN LOBATO
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Vernon Avenue Residences, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180321-0026759, 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 Ryan G. Trainor and Kyla Trainor, husband and wife, by Warranty deed from WB Capital, LLC, a Tennessee limited liability company, as to a 66.6% undivided interest, and Nashviddles, LLC, a Tennessee limited liability company, dated September 30, 2019, and recorded October 04, 2019, in Instrument No. 20191004-0101537, of the Register's Office for Davidson County, Tennessee, with reference being made to that certain Scrivener's Affidavit placed of record in Instrument No. 20210331-0042020 in the Register's Office for Davidson County, Tennessee.

Property Address: 643 Vernon Avenue, 3, Nashville, TN 37209