FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **440,000.00**.
Karen Johnson Davidson County Batch# 655292 DEEDWARR 06/11/2021 12:17:30 PM 3 pgs Fees: $18.00 Taxes: $1,628.00 20210611-0079034	Amanda Minor Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/04/2021** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

File #21-3718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shai Ben Nun and Melissa Chen	JP Morgan Chase Bank. N.A. Chase Records Center	**071-14-0E-027.00**
(NAME) **64 Fern Avenue**	(NAME) 700 Kansas Lane	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) Monroe , LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RJ Corry Properties, LLC, a Pennsylvania Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shai Ben Nun and Melissa Chen, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 27 of SKY AT FERN, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SKY AT FERN, a Horizontal Property Regime, of record in Instrument Number 20160830-0090887, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to RJ Corry Properties, LLC, a Pennsylvania Limited Liability Company by Deed dated May 28, 2019 from Richard Chase and Janet Chase, husband and wife,

recorded June 3, 2019, in Instrument Number 20190603-0052556, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 64 Corn Avenue, #5, Nashville, TN 37207
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 8th day of **June, 2021**.

RJ Corry Properties, LLC, a Pennsylvania Limited Liability Company

Richard Chase, Member

Janet Chase, Member

STATE OF Pennsylvania
COUNTY OF Erie

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Richard Chase and Janet Chase, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Members and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of RJ Corry Properties, LLC, a Pennsylvania Limited Liability Company

WITNESS my hand and official seal this 8th day of **June, 2021**.

NOTARY

COMMISSION EXPIRES: _____

Commonwealth of Pennsylvania - Notary Seal
Amanda Stine, Notary Public
Erie County
My commission expires February 11, 2023
Commission number 1347113
Member, Pennsylvania Association of Notaries

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

