Karen Johnson Davidson County
Batch# 660528 DEEDWARR
06/21/2021 11:25:08 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20210621-0083231

April G. Nic... State of Tennessee Notary Public Williamson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

Notary Public

My commission expires: 12-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradley Devro Lowell Jr	**NEW OWNER**	**093-13-0D-069.00-CO**
700 12th Ave S, Unit 808		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Malla, LLC, a Kentucky limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley Devroe Lowell Jr, and wife, Ashley Lowell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. R 808, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 65, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in Instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808 and Instrument No. 20090827-0080784, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yogesh B. Malla and wife, Sarita Malla by Warranty deed from CJUF II Terrazzo LLC, a Delaware limited liability company of record in Instrument No. 20091222-0116548 Register's Office for Davidson County, Tennessee, dated December 19, 2009 and recorded on December 22, 2009. (Value of consideration shown in aforementioned deed $201,000.00.)

Being the same property conveyed to Malla, LLC, a Kentucky limited liability company by Quitclaim deed from Yogesh B. Malla and wife, Sarita Malla of record in Instrument No. 20170718-0072375 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 18, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 700 12th Ave South R 808 Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **700 12th Ave S, Unit 808, Nashville, TN 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness my/our hand(s) this 26 day of May, 2021.

Yogesh B. Malla, Member

Sarita Malla, Member

STATE OF Kentucky
COUNTY OF McCracken

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Yogesh B. Malla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the Member of Malla, LLC, the within named bargainor, a Kentucky limited liability company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Yogesh B. Malla as Member.

Witness my hand, at office, this 26 day of May, 2021.

Cynthia A Jackson
Notary Public

My Commission Expires: 6-3-22

OFFICIAL SEAL
Cynthia A. Jackson
Notary Public ID No. 601574
State at Large, Kentucky
My Commission Expires June 3, 2022

STATE OF Kentucky
COUNTY OF McCracken

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sarita Malla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself to be the Member of Malla, LLC, the within named bargainor a Kentucky limited liability company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Sarita Malla as Member.

Witness my hand, at office, this 26 day of May, 2021.

Cynthia A Jackson
Notary Public

My Commission Expires: 6-3-22

OFFICIAL SEAL
Cynthia A. Jackson
Notary Public ID No. 601574
State at Large, Kentucky
My Commission Expires June 3, 2022