WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Y-SB-C-21-927B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 672445 **DEEDWARR**
07/07/2021 02:56:58 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20210707-0091544

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kathryn Ellquist and Suzanne Ellquist	**New Owner**	
(NAME)	(NAME)	**072-09-2Z-002.00-CO**
927 B Delmas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIPM, INC. DBA KURDISH INTERNATIONAL PROPERTY MANAGEMENT, A TENNESSEE CORPORATION**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHRYN ELLQUIST, A SINGLE WOMAN, AND SUZANNE ELLQUIST, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Delmas Avenue Residences II of record as Instrument No. 20181221-0124391 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to KIPM, Inc. DBA Kurdish International Property Management by Warranty deed from The Jimmy Russell Stevenson GST - Exempt Trust of record in Instrument No. 20180711-0067084 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 11, 2018.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33 and Instrument No. 20170224-0018856, Corrected in Instrument No. 20170330-0031050, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20181221-0124391 , Register's Office for Davidson County, Tennessee.
- Joint Driveway Agreement of record in Book 4816, Page 268, Book 5477, Page 558 and Instrument No. 20180507-0043220, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190109-0002382, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **927 B Delmas Avenue, Nashville, Tennessee 37216**.

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), 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 t and the same is 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 GRANTEE(S), 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 the 29th DAY OF JUNE, 2021.

KIPM, Inc. DBA Kurdish International Property Management

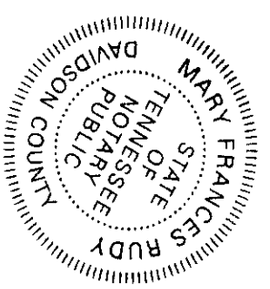
BY:_____
Venjin Salih Tahir
Incorporator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared VENJIN SALIH TAHIR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the INCORPORATOR of KIPM, INC. DBA KURDISH INTERNATIONAL PROPERTY MANAGEMENT, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as INCORPORATOR.

Witness my hand and official seal, this the 29th of June, 2021.

_____
Notary Public
My Commission Expires: 1-3-2
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212