36351

WARRANTY DEED

Karen Johnson Davidson County
Batch# 688059 DEEDWARR
07/30/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20210730-0103103

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00.

Affiant

Subscribed and sworn to me on 07/29/21.

NOTARY PUBLIC
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Douglas Arthur McInnis 407 Eastboro Drive, Unit 2 Nashville, TN 37209	Capstar Bank 2002 Richard Jones Road, Suite A300 Nashville TN 37215	091-13-4E-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ASA Luxury Homes, LLC, A Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Douglas Arthur McInnis Jr. and wife Samantha Knee**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 407-A of 407 Eastboro Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 407 Eastboro Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200911-0103969, 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 a part of the same property conveyed to ASA Luxury Homes, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Rachel L. Sherbakoff, A Single Person, of record in Instrument No. 20200624-0068318, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020 and recorded on June 24, 2020.

Being the same property conveyed to Rachel L. Sherbakoff, A Single Person, by Warranty Deed from Jesse Ragan, Unmarried, of record in Instrument No. 20131202-0122020, Register's Office of Davidson County, Tennessee, dated November 26, 2013 and recorded on December 02, 2013.

This is improved property, known as 407 Eastboro Drive, Unit 2, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

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Witness our hands on 07/22/2021.

ASA Luxury Homes, LLC
By: Assaf Amar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Assaf Amar (with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of ASA Luxury Homes, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Member of ASA Luxury Homes, LLC and being duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Member of ASA Luxury Homes, LLC.

Witness my hand and official seal on 07/22/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, George E. Mudter, 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 on 7/29/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

