Name and Address of New Owner:
AK Property Inc.
813 River Heights Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08304018100

Karen Johnson Davidson County
Batch# 693800 DEEDWARR
08/10/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210810-0107494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alma McNeary**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AK Property Inc.**, "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot no. 3 on the Plan of Rosebank Park, of record in Book 2083, page 89, in the Register of Deeds Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 70 feet on the south side of Carter Street and runs back 254.83 feet on the west line and 242.74 feet on the east line to a deed line in the rear on which it measures 71 feet.

Being the same property conveyed to Alma McNeary by Warranty Deed from Cynthia Jane Hardison Hicks, Joseph R. Stroud, III and wife, Sharon Hardison Stroud, recorded on May 17, 2004, of record in Instrument No. 20040517-0057674, Register's Office for Davidson County, TN.

This is improved property known as 2328 Carter Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9 day of August, 2021.

Alma McNeary (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of August, 2021, before me personally appeared Alma McNeary, 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 9 day of August, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9 day of August, 2021.

Notary Public
My commission expires:_____
File No. 2021-3189

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A. Bell, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 9, 2021 (date of document).

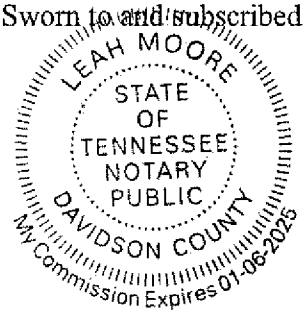
Reginel Gullo
Affiant Signature

August 9, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2021.



NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025