Karen Johnson Davidson County
Batch# 696601 DEEDWARR
08/13/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,092.96
20210813-0109296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,935.00.

Nicole Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Julianna C. Gassaway
Notary Public

MY COMMISSION EXPIRES: 10-31-23
(AFFIX SEAL)

JULIANNA C. GASSAWAY NOTARY PUBLIC TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nashville Nakash, LLC	Nashville Naksh, LLC	Parcel ID: 104-02-3T-008.00
(NAME) 326 West End Circle Unit #5	(NAME) Same	
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee limited liability company, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nashville Nakash, LLC, a Colorado Limited Liability Company**, 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:

Being Unit 5 as shown on the Declaration of Covenants, Conditions and Restrictions for Residences at West End Circle, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20190726-0073819, Register's Office, Davidson County, Tennessee.

Being a portion of the same property conveyed to Province Builders, LLC, a Tennessee limited liability company, By Warranty Deed from Mary Alice Kearley, an unmarried woman dated November 29, 2017 recorded December 01, 2017, of record as Instrument No. 20171201-0122779 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3206 West End Circle Unit #5, 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 we do covenant with the said Grantees 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 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 our hands this 6 day of August, 2021

Province Builders, LLC

BY:_____
John Swift

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Province Builders, LLC, a Tennessee limited liability company, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2021.

_____
Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Tara Crook, 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 6, 2021.

Tara Crook
Affiant Signature

8-6-21
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 6th day of August, 2021.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

JULIANNA C. GASSAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY