Karen Johnson Davidson County
Batch# 711817 DEEDWARR
09/08/2021 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20210908-0120283

GENERAL WARRANTY DEED

This instrument prepared by:

MHPS Title & Escrow
1935 21st Avenue South
Suite 100
Nashville, TN 37212

TAX BILLS TO: New Owner
1002 11th, LLC
500 Creative way, unit 13
Madison, TN 37115

Tax Identification: 105 01 4A 041.00 CO

For good and valuable consideration received, **RANSOM CHANDRA PROPERTIES, LLC,** a Tennessee limited liability company, does hereby sell and convey unto **1002 11TH, LLC,** a Tennessee limited liability company, the following described real estate:

Land in Davidson County, Tennessee, being Unit 41 of Archer at 12th Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, Register's Office for said County, to which reference is hereby made. The easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Robert S. Ransom III, married, and Vivek Chandra, unmarried, by Warranty Deed from Archer Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20171208-0125343, Register's Office for Davidson County, Tennessee, dated December 05, 2017 and recorded on December 08, 2017. (Value of consideration shown in aforementioned deed $579,000.00). Being also known as 1002 11th Avenue South, Nashville, Tennessee 37201.

The previous and last conveyance being a Quitclaim Deed from Robert S. Ransom, III, married, and Vivek Chandra, unmarried, to Ransom Chandra Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20181226-0124921, Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 11th Avenue South, Nashville, TN 37201.

TO HAVE AND TO HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 27th day of August, 2021.

By: Vivekanand Chandra, Representative

By: Robert S. Ransom, Representative

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 27th day of August, 2021, before me personally appeared Robert Ransom, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be a Representative of Ransom Chandra Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of Ransom Chandra Properties, LLC, as Representative.

Witness my hand and official seal, this the 27th day of August, 2021.

Shanae McFerrin
NOTARY PUBLIC

My commission expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 27th day of August, 2021, before me personally appeared Vivekand[redacted] Chandra, to me known (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a Representative of Ransom Chandra Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Representative, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of Ransom Chandra Properties, LLC, as Representative.

Witness my hand and official seal, this the 27th day of August, 2021.

Shanae McFerrin
NOTARY PUBLIC

My commission expires: 5/5/2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $1,025,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 27th day of August, 2021.

Shanae McFerrin
NOTARY PUBLIC

My commission expires: 5/5/2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

Tennessee Certification of Electronic Document

I, Jackson Bond, 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 July 27, 2021 (date of document).

Affiant Signature

07/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/02/2023

NOTARY'S SEAL

