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

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 717401 DEEDWARR
09/16/2021 09:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,169.20
20210916-0124293

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

Map & Parcel No: 08216041900

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, **Gnar-Huy Ouk, and Chuy Ouk, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AK Property Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Shelby Hills, of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50.0 feet on the easterly margin of South Tenth Street and extends back between parallel lines 205.13 feet to a deadline in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Choeun Ouk and wife, Gnar-Huy Ouk, and Chuy Ouk, unmarried, recorded on August 14, 1992, of record in Book 8701, Page 803, Register's Office for Davidson County, TN.

Choeun Ouk having since died on March 13, 2004, leaving the subject property vested in Gnar-Huy Ouk as surviving tenant by the entirety and Chuy Ouk, unmarried.

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 10th day of September, 2021.

(SEAL)
Gnar-Huy Ouk

GNAR-HUY (SEAL)
Chuy Ouk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Gnar-Huy Ouk and Chuy Ouk , 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 10th day of September, 2021.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

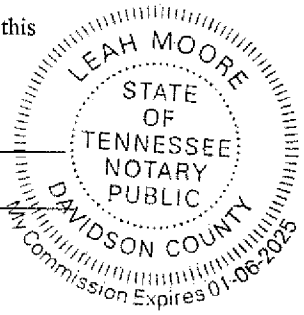
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $316,000.00, 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
10th day of September, 2021.

Notary Public
My commission expires:
File No. 2021-2270



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 Sept. 10, 2021 (date of document).

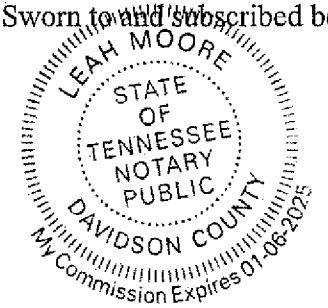
Regina Sullo
Affiant Signature

Sept. 14, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14 day of Sept., 2021.



NOTARY'S SEAL

Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025