Name and Address of New Owner:
Fern 20A, LLC
4537 Fort Campbell Blvd., Ste. 101
Hopkinsville, KY 42240

Send Tax Bills To:
Fern 20A, LLC
4537 Fort Campbell Blvd., Ste. 101
Hopkinsville, KY 42240

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

After recording return to:
Brentwood Title & Escrow
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 746920 DEEDWARR
10/29/2021 11:32:35 AM 3 pgs
Fees: $18.00 Taxes: $3,359.60



20211029-0145539

Map & Parcel No: 071 14 0Q 001.00 CO

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, **Fern 1, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fern 20A, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit A of 20 Fern Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 20 Fern Avenue of record in Instrument No. 20171222-0130572, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 20 Fern Avenue, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20171222-0130572, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Fern 1, LLC, a Tennessee limited liability company, by General Warranty Deed from Gremada Industries, Inc., a North Dakota corporation, dated 1/15/2020 and recorded 1/27/2020 in Instrument No. 20200127-0009789, in the Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 20 FERN AVE., UNIT A, NASHVILLE, TN 37207.

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

22nd IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the
cg 21st day of October, 2021.

Fern 1, LLC, a Tennessee limited liability company

By: _____
Scott Jordan,

STATE OF Hawaii
COUNTY OF Maui

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Scott Jordan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Manager of Fern 1, LLC, the within named bargainor, and he as such Manager being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Fern 1, LLC, by himself as Manager.

Witness my hand, at office, this 22nd day of October, 2021.
cg

_____
Notary Signature Cynthia Esparza
My commission expires: NOV. 4th, 2022

CYNTHIA ESPARZA NOTARY PUBLIC No. 18-614 STATE OF HAWAII

Notary Certification Attached

AFFIDAVIT OF VALUE

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 $908,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF ~~TENNESSEE~~ Hawaii cg
COUNTY OF ~~DAVIDSON~~ Maui cg 22nd

Sworn to and subscribed before me this ~~21st~~ day of October, 2021.
cg

_____
Notary Signature Cynthia Esparza
My commission expires: NOV. 4th, 2022

CYNTHIA ESPARZA NOTARY PUBLIC No. 18-614 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION
Cynthia Esparza Second Judicial Circuit
Doc. Description: cg Grant Affidavit of Value
No. of Pages: 2 Date of Doc. 10/22/2021

_____ 10/22/2021
Notary Signature Date

My Commission Expires: ~~11/04/2022~~ 11/04/2022

CYNTHIA ESPARZA NOTARY PUBLIC No. 18-614 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION

Cynthia Esparza Second Judicial Circuit

Doc. Description: Warranty Deed

No. of Pages: 2 Date of Doc. 10/22/2021

10/22/2021

Notary Signature Date

My Commission Expires: 11/9/2022

CYNTHIA ESPARZA NOTARY PUBLIC No. 18-614 STATE OF HAWAII