This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 754919 DEEDWARR
11/15/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211115-0151571

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
DLM Development, LLC 301 Demonbreun St Unit 1415 Nashville, TN 37201	New Owner	092-16-0H-106.00-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, **Regal Properties, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DLM Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of University House Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing University House Condominium of record in Instrument Number 20070418-0046460, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Regal Properties Inc., a Tennessee Corporation by Warranty deed from William E. Kyle, joined by his wife, Rhiannon Kyle of record in Instrument No. 20150720-0070970 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 20, 2015.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements and planning documents of record not stated herein; (2) Real property taxes for 2021, a lien now due and payable, & (3) Subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 806 18th Avenue South 106 Nashville, Tennessee 37203.

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 8th day of November, 2021.

Regal Properties, Inc., a Tennessee Corporation

By: _____ (SEAL)
Afshin Yazdian, President/Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Afshin Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Regal Properties, Inc., the within named bargainor, a Corporation, and that such Afshin Yazdian as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 8th day of November, 2021.

_____
Notary Signature

Printed Name: Matthew Anderson

My commission expires: 07-03-2023

MATTHEW ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023

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 $325,000.00, 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 8th day of November, 2021.

_____
Notary Public
My commission expires: 10/12/2024
File No. 2021-727

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202111150151571

Tennessee Certification of Electronic Document

I, Kendra Teasley, 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 Nov 8, 2021 (date of document).

Kendra Teasley
Affiant Signature

11/8/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2021.

Taylor Anderson
Notary's Signature

MY COMMISSION EXPIRES: 07-03-2023

NOTARY'S SEAL

