Karen Johnson Davidson County
Batch# 761648 DEEDWARR
11/29/2021 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20211129-0157130

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$505,000.00.~~ $503,000.00 KC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

CHARLOTTE THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES 3-2-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021110307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rajan D Karki	VMF, Silverton Mortgage	
(NAME)	(NAME)	
1103 B Cecilia Dr.	PO Box 79105	081033T00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Miami, FL 33197	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIVE THOUSAND AND NO/100 Dollars ($505,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY CONSTRUCTION, INC., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAJAN D. KARKI, a married man, sole ownership**, 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:

Land in Davidson County, Tennessee, Being Unit B, as Shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage @ 1103 Townhomes, a Horizontal Property Regime with private elements, which is a planned unit development, as shown of record in Instrument No: 20200708-0073886, Register's Office for David County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to DY Properties II, LLC by Warranty Deed from John Blake Stewart, unmarried of record in Instrument No. 20060913-0113502 Register's Office for Davidson County, Tennessee, dated September 8, 2006 and recorded on September 13, 2006. (Value or consideration as shown in aforementioned deed $10,000.00.)

Being a portion of the same property conveyed to DeRon Jenkins by Quit Claim Deed from DY Properties II, LLC of record in Instrument No. 20070703-0079484 Register's Office for Davidson County, Tennessee, dated June 27, 2007 and recorded on July 3, 2007. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to DY Properties II, LLC by Quit Claim Deed from DeRon Jenkins of record in Instrument No. 20071129-0138529 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on November 29, 2007. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Urban Affordable Housing Solution, LLC, a Tennessee limited liability company by Quit Claim Deed from DY Properties II, LLC, a Tennessee limited liability company of record in Instrument No. 20110113-0003782 Register's Office for Davidson County, Tennessee, dated January 13, 2011 and recorded on January 13, 2011. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to DY Properties II, LLC, a Tennessee limited liability company by Quit Claim Deed from Urban Affordable Housing Solutions, LLC, a Tennessee limited liability company of record in Instrument No. 20111130-0093189 Register's Office for Davidson County, Tennessee, dated January 13, 2011 and recorded on January 30, 2011. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to DY Construction Inc., a Tennessee corporation by Quitclaim Deed from DY Properties II, LLC, a Tennessee limited liability company of record in Instrument No. 20200708-0073885 Register's Office for Davidson County, Tennessee, dated July 7, 2020 and recorded on July 8, 2020. (Value or consideration as shown in aforementioned deed $0.00.)

unimproved ☐
This is improved ☒ property, known as 1103 B Cecilia Dr., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this 19 day of November 2021

DY CONSTRUCTION, INC, **a Tennessee corporation**

BY: _____
DeRon Jenkins, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before Me, Maxine J. Rucker, a Notary Public for the above State and County, before me personally appeared DeRon Jenkins, Managing Member of DY CONSTRUCTION, INC, **a Tennessee corporation,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed as such Managing Member.

Witness my hand and official seal at Davidson County, Tennessee this 19 day of November 2021.

_____
Notary Public

My Commission Expires: _____

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/19/21.

Affiant Signature

11/22/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/22/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON