Karen Johnson Davidson County
Batch# 774251 DEEDWARR
12/15/2021 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,923.00
20211215-0165803

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

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ambe Partners LLC 1452 Station 4 Lane Nashville, TN 37138	Ambe Partners LLC 1452 Station 4 Lane Nashville, TN 37138	092-16-0H-102-00

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 **Ambe Partners LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Land in Davidson County, Tennessee, being Unit No. 102, University House Condominium, as established under master deed of record in Plat at Instrument No. 20070418-0046460, Amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of Said Unit.

Being the same property conveyed to Regal Properties, Inc. by Warranty deed from John C. Hadley of record in Instrument No. 20080822-0086519 Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on August 22, 2008.

Being also known as 806 18th Avenue South Unit 102 Nashville, Tennessee 37203.
(For Informational Purposes Only/Address not insured)

Property 2:
Land in Davidson County, Tennessee, being Unit No. 107 , University House Condominium, as established under master deed of record in Plat at Instrument No. 20070418-0046460, Amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of Said Unit.

Being the same property conveyed to Regal Properties, Inc., a Tennessee Corporation by Warranty deed from Midtown Properties Partnership of record in Instrument No. 20071120-0135806 Register's Office for Davidson County, Tennessee, dated November 12, 2007 and recorded on November 20, 2007.

Being also known as 806 18th Avenue South Unit 107 Nashville, Tennessee 37203.
(For Informational Purposes Only/Address not insured)

Property 3:
Land in Davidson County, Tennessee, being Unit No. 108, University House Condominium, as established under master deed of record in Plat at Instrument No. 20070418-0046460, Amended in Instrument No. 20070521-0060541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of Said Unit.

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Being the same property conveyed to Regal Properties, Inc by Warranty deed from Laura Luci Deck, unmarried of record in Instrument No. 20170824-0086980 Register's Office for Davidson County, Tennessee, dated August 23, 2017 and recorded on August 24, 2017.

Being also known as 806 18th Avenue South Unit 108 Nashville, Tennessee 37203
(For Informational Purposes Only/Address not insured)

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 4th day of December, 2021.

Regal Properties Inc, a Tennessee Corporation

By: _____(SEAL)
Afshin Yazdian, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Matthew J. 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, this 4th day of December, 2021.

_____
Notary Signature

Printed Name: Matthew J. Anderson

My commission expires: 7-3-2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

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 $790,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chirag M. Patel
(Affiant)

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

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 06-28-23
File No. 2021-791

202112150165803

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 December 8, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

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

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

