Karen Johnson Davidson County
Batch# 830008 DEEDWARR
03/28/2022 01:18:30 PM 5 pgs
Fees: $28.00 Taxes: $1,206.20
20220328-0035642

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	EKRE of TN LLC 111 West 33rd Street, Suite 1901, New York, NY 10120	EKRE of TN LLC 111 West 33rd Street Suite 1901 New York, NY 10120

Order Number: C-TN841747

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Donald Kevin Fuller, an unmarried man,** for Three Hundred Twenty-Six Thousand Dollars and 00/100 ($326,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **EKRE of TN, LLC, a Delaware Limited Liability Company,** whose address is 111 West 33rd Street, Suite 1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit No. 827, together with the Carport designated No. 827-C, in River Plantation. Section Five, Phase One, a Condominium, a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Five, Phase One, Condominium Apartments, recorded in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 142 09 0B 827.00
Street address of property: 827 General George Patton Road, Nashville, TN 37221

Prior Instrument References by which Grantor(s) acquired title: Instrument 20180725-0072277 and 20180716-0068902 in the Register's Office, Davidson County, Tennessee.

WHEREAS, Donald Kevin Fuller and Edwin Ray Fuller, Jr., held title to the property as joint tenants with rights of survivorship. Edwin Ray Fuller, Jr. died on April 24, 2021, as evidenced by a Death Certificate of record in the State of Tennessee, thereby vesting fee simple title to the above described premises in the surviving tenant, Donald Kevin Fuller by operation of law as the surviving tenant.

Signed this 31 day of January, 2022.

Signature of Grantor(s):

Donald Kevin Fuller

Donald Kevin Fuller

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS: Notary Commission date: 05/17/2023

BE IT REMEMBERED That on this 31 day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Donald Kevin Fuller known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 142 09 0B 827.00
Street address of property: 827 General George Patton Road, Nashville, TN 37221

Oath of Consideration

I or we, Donald Kevin Fuller, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $326,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 31 day of January, 2022.

Signatures of Affiant(s):

Donald Kevin Fuller

Sworn and subscribed before me this 31 day of January 2022.

Notary Public

ANTHONY FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Commission date: 05/17/2023

Tennessee Certification of Electronic Document

I, Michael DeFrancesco, 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 January 31, 2022 (date of document).

Affiant Signature

1/17/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 19th day of February, 2022.

Randi Meyer
Notary's Signature

MY COMMISSION EXPIRES: June 25, 2024

NOTARY'S SEAL

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.