Name and Address of New Owner:
James Polcer and Colleen Polcer
923 Douglas Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 859518 DEEDWARR
05/20/2022 10:04:42 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20220520-0058659

Map & Parcel No: 072-13-0-252-00

# 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, **AK Property, Inc., a Tennessee corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James A. Polcer, III and Colleen M. Polcer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 213, AS SHOWN ON THE MAP ENTITLED TREVECCA SUBDIVISION OF RENRAW, OF RECORD IN PLAT BOOK 421, PAGE 72 AND 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to AK Property, Inc., a Tennessee Corporation by Warranty Deed from Southern Spaces LLC, a Tennessee limited liability company of record as Instrument No. 20201130-0139029 in the Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020.

Being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from Sondra F. Morris, as the Executor of the Estate of Robert N. Moore, Jr., dated November 13, 2020, recorded November 13, 2020, of record in Instrument No. 20201113-0134519. Being the same property conveyed to Robert N. Moore, Jr. by Deed in Lieu of Foreclosure from John F. Trudel and wife, Anne L. Trudel, dated January 3, 2011 and recorded January 7, 2011, of record in Instrument No. 20110107-0002178. The said Robert N. Moore, Jr., having since died testate on February 28, 2017, whereas Sondra F. Morris was appointed as Executor of his estate.

For Information Only: Being Parcel 072-13-0-252-00
Being also known as 923 Douglas Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of May, 2022.

AK Property, Inc.

By: _____
Socheata Kuch, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Socheata Kuch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Owner of AK Property, Inc., the within named bargainor, and she as such Owner being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of AK Property, Inc., by herself as Owner.

Witness my hand, at office, this 18th day of May, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

**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 $1,375,000.00, 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
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2022.

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25