WARRANTY DEED

Karen Johnson Davidson County
Batch# 878899 DEEDWARR
06/27/2022 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20220627-0073505

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aman Sabharwal and Mohan Gounder		
(NAME) 204A Prince Ave	(NAME)	071070V00200CO
(ADDRESS) Nashville TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **204B Prince Avenue, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Aman Sabharwal and Mohan Gounder,** , joint tenants with rights of survivorship, 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, on the plan of The Homes of 204 Prince Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 204 Prince Avenue, a horizontal property regime with private elements of record in Instrument No. 20211210-0164246, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to 204B Prince Avenue, LLC, by virtue of that certain Quit Claim Deed dated December 17, 2021, and being of record at Instrument No. 20211223-0169651, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to RK Junior Contracting Services, LLC by virtue of Warranty Deed dated August 20, 2019 at Instrument No. 20190827-0086052, in the amount of $176,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN , and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 204 Prince Ave Unit B Nashville, TN 37207
(House Number) (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.

Witness my hand this 21st day of June, 2022.

204B Prince Avenue, LLC

Sole Member

By: Ronnie Kelley, Jr., Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public of said County and State, personally appeared Ronnie Kelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **204B Prince Avenue, LLC** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Sole Member.

WITNESS my hand and official seal at office this 21st day of June, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/21/22 (date of document).

Affiant Signature

6/23/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

