Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Name and Address of New Owner:
Ravishankar Shetkar
3102 West End Circle, 102
Nashville, TN 37203

Send Tax Bills To:
Ravishankar Shetkar

Karen Johnson Davidson County
Batch# 903021 DEEDWARR
08/12/2022 03:49:31 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220812-0092028

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

Map & Parcel No: 104 02 4A 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, **Brian E. Kerstetter and Alison Kerstetter FKA Alison Petiak, a married couple,** "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RS and RA Partnership, a Tennessee general parnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 102, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 3102 EST END CIRCLE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN INSTRUMENT NO. 20050405-0037200, AMENDED IN INSTRUMENT NO. 20060419-0044895 AND INSTRUMENT NO. 20061018-0129536, REGISTER'S OFFICE FOR SAID COUNTY, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "E-1" AND "E-2" TO THE AFOREMENTIONED MASTER DEED, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN E. KERSTETTER, A SINGLE MAN, AND ALISON PETIAK, A SINGLE WOMAN, BY WARRANTY DEED FROM GILLES GALLANT, A MARRIED MAN, RECORDED ON JANUARY 15, 2015, OF RECORD IN INSTRUMENT NO. 20150115-0004347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3102 WEST END CIRCLE, #102, NASHVILLE, TN 37203.

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 9 day of August, 2022.

Brian E. Kerstetter (SEAL)

Alison Kerstetter (SEAL)

STATE OF Pennsylvania
COUNTY OF Luzerne

On this 9th day of August, 2022, before me personally appeared Brian E. Kerstetter and Alison Kerstetter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2022.

Notary Signature
My commission expires: 8-28-25

Commonwealth Of Pennsylvania - Notary Seal
Alan J Kost, Notary Public
Luzerne County
My Commission Expires August 28, 2025
Commission Number 1088412

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 9th day of August, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4917-VM

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