THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 221042825**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $895,000.00 Affiant Subscribed and sworn to before me, this 16th day of December, 2022. Notary Public My Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 953559 **DEEDWARR**
12/20/2022 03:01:25 PM 2 pgs
Fees: $13.00 Taxes: $3,311.50

20221220-0131561

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

WARRANTY DEED

Address New Owner: Sumit Aryal and Ambu Aryal Pokhrel 617 27th Avenue Nashville TN 37209	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 092-10-0F-011.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2K17 Nasheclipse Condo, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sumit Aryal and Ambu Aryal Pokhrel, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170523-0051197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 2K17 Nasheclipse Condo, LLC by Warranty Deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20180403-0031178 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 03, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.

The premises herein insured is a planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 27N at City Heights Townhomes

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: 4-TRA-22-617

of record in Instrument Number 20170523-0051197, Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Instrument No. 20170609-0057938, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Street Right of Way to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20170419-0038484, Register's Office for Davidson County, Tennessee.

Dedication or Restrictions and Covenants for Stormwater Facilities and Systems (which voids and vacates Instrument No. 20170417-0036601) of record in Instrument No. 20170428-0042065, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20170609-0057995, Register's Office for Davidson County, Tennessee.

This is improved property located at 617 27th Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 16th day of December, 2022.

2K17 Nasheclipse Condo, LLC

BY: _____
Kern Deschner, Manager/Member

BY: _____
Rhonda Deschner, Manager/Member

STATE OF TEXAS)

COUNTY OF COMAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kern Deschner and Rhonda Deschner, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Manager/Members of 2K17 Nasheclipse Condo, LLC, the within named bargainor, a Texas limited liability company, and that they as such Manager/Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Manager/Members.

Witness my hand, at office, this 15th day of December, 2022.

_____
Notary Public
My Commission Expires: 10-14-2024

JESSIE CARDINAL
Notary ID #10839809
My Commission Expires
October 14, 2024