Karen Johnson Davidson County
Batch# 954771 DEEDWARR
12/22/2022 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,604.51
20221222-0132306

Name and Address of New Owner:
King Saug Properties, LLC
2310 Elliott Avenue, Unit 801
Nashville, TN 37204

Send Tax Bills To:
King Saug Properties, LLC
144 Crispell Road
Olivebridge, NY 12461

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

Map & Parcel No: 105 14 0C 801.00-CO

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, **Thomas P. Fallbach and Laura L. Fallbach, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **King Saug Properties LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 801 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27 101, a seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument. No. 20070917-0110745, Register's for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" of the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas P. Fallbach and Laura L. Fallbach, husband and wife by Warranty Deed from David P. Berge, a single person, of Instrument No. 20190529-0050787, in the Register's Office of Davidson County, Tennessee, dated May 23, 2019 and recorded on May 29, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This improved property known as 2310 Elliott Avenue, Unit 801, Nashville, TN 37204

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 20 day of December, 2022.

_____(SEAL)
Thomas P. Fallbach

_____(SEAL)
Laura L. Fallbach

STATE OF CO

COUNTY OF Douglas

On this 20 day of December, 2022, before me personally appeared Thomas P. Fallbach and Laura L. Fallbach, 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 20 day of December, 2022.

Sandra Brawley
Notary Signature
My commission expires: 8-18-2023

SANDRA BRAWLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114052182
MY COMMISSION EXPIRES AUG 18, 2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ CO)
)
COUNTY OF ~~DAVIDSON~~ Douglas)

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 $433,652.00, 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
20 day of December, 2022. by Thomas P Fallbach and Laura L Fallbach

Notary Public
My commission expires: 8·18·2023
File No. 2022-5414-SK

SANDRA BRAWLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114052182
MY COMMISSION EXPIRES AUG 18, 2023

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 December 22, 2022 (date of document).

Affiant Signature

December 22, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023