Karen Johnson Davidson County
Batch# 978729 DEEDWARR
03/09/2023 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20230309-0017034

1736179

Name and Address of New Owner:
KuKuBird, LLC, 323 Garfield Street, Nashville TN 37208

Send Tax Bills To:
KuKuBird, LLC, 323 Garfield Street Nashville TN 37208

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

Map & Parcel No: 082-05-0T-006-00

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 Kerstetter and Alison Kerstetter, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **KuKuBird, LLC, a Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 of Fourth & Garfield, a Townhouse Planned Unit Development located at Nashville, Davidson County, Tennessee, and described in a Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record as Instrument No. 20150807-0079079 and amended in Instrument No. 20161228-0136094 and in Instrument No. 20170810-0081961, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fourth & Garfield, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150807-00790-79, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brian Kerstetter and Alison Kerstetter, husband and wife, by deed dated September 29, 2017 from 4th and Garfield, LLC, a Georgia limited liability company recorded October 4, 2017 in Instrument No. 20171004-0101960 in the Register's Office.

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 2nd day of March, 2023.

_____(SEAL)
Brian Kerstetter

STATE OF Florida
COUNTY OF Sarasota

On this 2nd day of March, 2023, before me personally appeared Brian 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 2nd day of March, 2023.

_____
Notary Signature
My commission expires: 6/28/23

DEBI LANTZER STOUT
MY COMMISSION # HH 072301
EXPIRES: June 28, 2023
Bonded Thru Notary Public Underwriters

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

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 $900,000.00, 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
2nd day of March, 2023.

_____
Notary Public
My commission expires: 6/28/23
File No. 2023-5695-MA

DEBI LANTZER STOUT
MY COMMISSION # HH 072301
EXPIRES: June 28, 2023
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of March, 2023.

Alison Kerstetter (SEAL)
Alison Kerstetter

STATE OF Pennsylvania
COUNTY OF Luzerne

On this 2nd day of March, 2023, before me personally appeared 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 2nd day of March, 2023.

Notary Signature
My commission expires: 06/08/2024

Commonwealth of Pennsylvania - Notary Seal
JOANNE L REZZINO - Notary Public
Luzerne County
My Commission Expires June 8, 2024
Commission Number 1136823

AFFIDAVIT OF VALUE

STATE OF)
)
COUNTY OF)

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 $900,000.00, 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
2nd day of March, 2023.

Notary Public
My commission expires:
File No. 2023-5695-MA

RYAN MACKAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6337111
Qualified in Suffolk County
My Commission Expires 02-16-2024

Tennessee Certification of Electronic Document

I, Katherine Affaro, 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 03/02/2023 (date of document).

Affiant Signature

03/09/2023
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 09 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

RYAN MACKAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MA6337111
Qualified in Suffolk County
My Commission Expires 02-16-2024