WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000484 **DEEDWARR**
05/08/2023 10 11 23 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20230508-0033940

STATE OF New York
COUNTY OF Onondaga

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000 00

Affiant, Tuncay Delibasi

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 28 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 07/29/2023
(AFFIX SEAL)

ALEXANDRA BASTIAN
Notary Public, State of New York
Qualified in Onondaga County
Reg No 01BA6395631
My Commission Expires July 29, 2023

THIS INSTRUMENT WAS PREPARED BY
Ferraro Hancock & Associates, PLLC (TH)
2209 Crestmoor Road, Suite 210
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
LOKI ESTATES, LLC 7700 Kempwood Drive Houston, TX 77055	7700 KEMPWOOD DRIVE HOUSTON, TEXAS 77055	105 01 3R 001 00 and 105 01 3R 002 00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, NASHVILLAGE, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LOKI ESTATES, LLC, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S 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 part of Lot No 3 on the Plan of Revised Section Ninety Eight, Edgehill Estates of record in Plat Book 4860, Page 54, 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 Nashvillage, LLC, a Nevada Limited Liability Company, by Warranty Deed, from Beverly Malone Webb, a married woman, and Ronald Ray Webb, Sr, dated March 27, 2020, recorded April 2, 2020, of record in Instrument Number 20200402-0035238 in the Register's Office for Davidson County, Tennessee

And further known as

Certain units located in Davidson County, Tennessee, being known and designated as Units A and B of 124 Marshall Court Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 124 Marshall Court Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No 20201211-0145279, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration

This conveyance is subject to any and all existing easements and restrictions of record

This is improved property, commonly known as 124 and 126 Marshall Court, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS my/our hand(s) this 28 day of April, 2023

NASHVILLAGE, LLC

By _____
Tuncay Delibasi
Its Manager

STATE OF New York

COUNTY OF Onondaga

Personally appeared before me, the undersigned, a Notary Public in and for said State and County Tuncay Delibasi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of NASHVILLAGE, LLC, the within named bargainor, a limited liability company, and that he as such Manager, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Manager

WITNESS my hand and seal at office, on this 28 day of April, 2023

_____
Notary Public
My commission Expires 07/29/2023

ALEXANDRA BASTIAN
Notary Public, State of New York
Qualified in Onondaga County
Reg No 01BA6395631
My Commission Expires July 29, 2023