Karen Johnson Davidson County
Batch# 1001434 DEEDWARR
05/09/2023 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,896.25
20230509-0034602

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Rahul Iyengar 2905 Parthenon Avenue Apt 306 Nashville, TN 37203	New Owner	070-05-0I-002.00-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, **Sherlock REI, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rahul Iyengar, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2404 Lloyd Avenue Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 2404 Lloyd Avenue Homes, of record in Instrument No. 20210804-0104976, and First Amendment in Instrument No. 20220118-0006708, 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 a portion of the same property conveyed to Sherlock REI, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gregorio A. Esquive, Jr., married of record in Instrument No. 20200618-0064502 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

For Informational Purposes Only: Also being known as 2404 B Lloyd Avenue, Nashville, TN 37218; Parcel No. 070-05-0I-002.00-CO

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 8th day of May, 2023.

Sherlock REI, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Michael Glenn, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodrosk of the state and county mentioned, personally appeared Michael Glenn, Authorized Signer of Sherlock REI, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Sherlock REI, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Glenn, Authorized Signer of Sherlock REI, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Nashville, this 8th day of May, 2023.

M.R Schodrosk
Notary Signature

Printed Name: M.R Schodrosk

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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 $512,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laurie M Harris
(Affiant)

Sworn to and subscribed before me this
8th day of May, 2023.

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Amanda Maynor
Notary Public
My commission expires: 9/07/2026
File No. 2023-1388

Certificate of Authenticity

I, Tonya Loftin, 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 **May 8, 2023**.

Date

Tonya Loftin
Affiant Signature

May 9, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of May, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)