Karen Johnson Davidson County
Batch# 1031208 DEEDWARR
07/26/2023 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20230726-0057779

Name and Address of New Owner:
Yash Nigam
7453 Blue Gable Road
Nashville, TN 37076

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
072 13 0 261.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Inland Asset Holdings Inc., a California Corporation,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Yash Nigam, a married man,** hereinafter called the GRANTEE, his heirs, successors 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 Lot No. 222 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Include in the above in the above description but excluded from conveyance is:

Beginning at a point on the South boundary of Parcel 261 of Map 72-13 and at approximate Station 68+21 of Project 86-R-5 - Douglas Avenue; thence with the West property line of N 04° 18'31" E 0.79 feet to a point; thence S 84°52'38" E 51.03 feet to the East property line; thence with said line S 04°18'28" W 1.28 feet to the right-of-way of Douglas Avenue; thence with said right-of-way N 84°19'36" W 51.04 feet to the point of beginning Containing 52.87 square feet.

Being the same property conveyed to Inland Asset Holdings, A California Corporation, by Quitclaim Deed from Michael Martinez, of record in Instrument No. 20210927-0129339, in the Register's Office of Davidson County, Tennessee, dated September 22, 2021 and recorded on September 27, 2021.

Being the same property conveyed to Michael Martinez, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210611-0079227, in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 11, 2021.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 907 Douglas Ave, Nashville, TN 37206

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, his heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized 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 I do further covenant and

bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20 day of July, 2023.

Inland Asset Holdings Inc., a California Corporation

By: _____
Michael Martinez, President

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00.

_____
Affiant Signature

Subscribed and sown to before me, this the 21 day of July, 2023.

_____
Notary Public
My Commission Expires: 2/21/2027

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On July 20, 2023 before me, Jeff Stittsworth, Notary Public
(insert name and title of the officer)

personally appeared Michael Martinez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MAP2 JEFF STITTSWORTH COMMISSION # 2419119 Notary Public - California COUNTY of ORANGE Commission Exp. OCTOBER 1, 2026 MAP2

Signature _____ **(Seal)**

Certificate of Authenticity

I, John Parker, 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 7/20/23.

Date

Affiant Signature

7/26/23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of July, 2023.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

