Karen Johnson Davidson County
Batch# 1043079 DEEDWARR
08/28/2023 08:57:30 AM 4 pgs
Fees: $23.00 Taxes: $440.30
20230828-0066882

Name and Address of New Owner:
Sakvan Bamerni and Azrin Bamerni
441 Harding Place, Unit B14, Nashville, TN 37211

Send Tax Bills To: S. Bamerni / A. Bamerni
1300 Brentwood Highlands Dr.
Nashville, TN 37211

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

Map & Parcel No: 147-03-0A-030-00

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, **Sasha Hudgens, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sakvan Bamerni and Azrin Bamerni, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. B-14, together with the appurtenant interest in the common elements of Harding Place Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, an4 as established under the Master Deed establishing Harding Place Condominium, ofrecord in Book 6104, page 725, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan of Harding Place Condominium of record in Book 5200, pages 571 and 572, Register's Office for Davidson County, Tennessee. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co owners and tenants of Harding Place Condominium provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sasha Hudgens by Warranty Deed dated July 1, 2019 from CNK, LLC, a Tennessee Limited Liability Company, recorded July 5, 2019 in Instrument No. 20190705-0065447 in the Register's Office.

This property more commonly known as 441 Harding Place, Unit B14, Nashville, TN 37211

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.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 25th day of August, 2023.

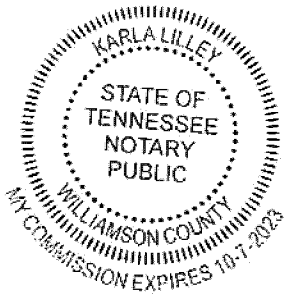
_____(SEAL)
Sasha Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Sasha Hudgens, 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 25th day of August, 2023.

_____
Notary Signature
My commission expires:



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 $119,000.00, 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
25th day of August, 2023.

Notary Public
My commission expires:
File No. 2023-6302-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 8.25.2023 (date of document).

Affiant Signature

8.25.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 25TH day of August, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25