Karen Johnson Davidson County
Batch# 1064115 DEEDWARR
10/24/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20231024-0083098

Name and Address of New Owner:
Suraj Dalwadi and Shayna Desai
600 East Trinity Lane, 305
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 072-05-0O-064-00

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, **Kevin M. McCreery, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Suraj Dalwadi, and Shayna Desai, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 305A, High View, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats, of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, and Instrument No. 20230406-0025207, in the Register's Office, Davidson County, Tennessee, to which Master Declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Kevin M. McCreery, an unmarried man, by Warranty Deed dated July 7, 2023 from High View Flats, LLC, recorded July 10, 2023 in Instrument No. 20230710-0052748 in the Register's Office.

Being a portion of the same property conveyed to High View Flats, LLC, a Tennessee limited liability company by Warranty Deed dated September 23, 2020 from LVH, LLC, a Tennessee limited liability company, recorded September 23, 2020 in Instrument No. 20200923-0109430 in the Register's Office. Scrivener's Affidavit of record in Instrument No. 20210503-0058959 in the Register's office.

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 23rd day of October, 2023.

_____(SEAL)
Kevin M. McCreery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of October, 2023, before me personally appeared Kevin M. McCreery, 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 23rd day of October, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $307,000.00, 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 23rd day of October, 2023.

_____
Notary Public
My commission expires:_____.
File No. 2023-6451-RS

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/23/2023 (date of document).

Regina Sullo
Affiant Signature

October 24, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026