Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
AKCAB, LLC
1215 Mary Helen Drive, Nashville, TN 37220

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1067565 DEEDWARR
11/02/2023 10:27:05 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20231102-0085775

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 117-15-0A-070.00-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, **Phronietta M. Kendrick, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AKCAB, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Certain tract or parcel of land in Davidson County, State of Tennessee (the "Property") described as follows, to wit :

A certain condominium apartment in Davidson County, Tennessee being Unit No. B-202 on the plan of Green Hills Terrace Condominium Apartments of record in Book 5200, Page 64, said Register's Office, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Phronietta M. Kendrick, an unmarried woman, by Warranty Deed from Kim Tribble and wife, Patti L. Tribble of record in Instrument No. 20080613-0060856 Register's Office for Davidson County, Tennessee, dated June 12, 2008 and recorded on June 13, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 31 day of October, 2023.

(SEAL)
Phronietta M. Kendrick

STATE OF NEVADA
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phronietta M. Kendrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of October, 2023.

VERONICA MERCADO
Notary Public, State of Nevada
Appointment No. 16-1200-1
My Appt. Expires Jan 13, 2024

Notary Public
My commission expires: Jan 13.2024

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 $235,000.00, 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
31st day of October, 2023.

Notary Public
My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

File No. GNT-23-3043