(1)

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 302
FRANKLIN, TN 37067

Name and Address of New Owner:
Altaf Bahora
2328B Carter Ave.
Nashville, TN 37206
Send Tax Bills To:
Morgan Stanley Private Bank, NA
4278 Ivy Pointe Blvd, Suite 400
Cincinnati, OH 45245
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1072317 DEEDWARR
11/16/2023 08:24:39 AM 2 pgs
Fees: $13.00 Taxes: $4,606.50

20231116-0089237

Map & Parcel No: 083-04-3K-002-00

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, **AK Property Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Altaf Bahora, an unmarried man,** "the Grantee," 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 Unit B of AK Property, A Horizontal Property Regime with Private Elements, which is A Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions of The AK Property, of record at Instrument Number 20211210-0164208, as amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions of the AK Property, A Horizontal Property Regime with Private Elements in Instrument Number 20220824-0095681, a corrected by Affidavit of Scrivener's Error of record at Instrument Number 20220830-0097689, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of AK Property set forth in Exhibit B of said Declaration, as amended and corrected, for the location of the Units described herein.

Being part of the same property conveyed to AK Property, Inc, a Tennessee corporation, by Warranty Deed dated August 9, 2021 from Alma McNeary, recorded August 10, 2021 in Instrument No. 20210810-0107494 in the Register's Office.

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 13th day of November, 2023.

AK Property Inc., a Tennessee Corporation

By: Socheata Kuch, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Socheata Kuch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Owner of AK Property, Inc, the within named bargainor, and she as such Owner being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of AK Property, Inc., by herself as Owner.

Witness my hand and seal, at office in Davidson County this 13th day of November, 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

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 $1,245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of November, 2023.

Notary Signature
My commission expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027