Name and Address of New Owner:
Rajesh Aggarwal
757 Armstrong Place
Brentwood, TN 37027

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 1084960 DEEDWARR
12/21/2023 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20231221-0098621

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 092 01 0 134.00

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, **Suburban Cowboys, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rajesh Aggarwal,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 9 and 10, Block 32, on the Plan of Midway, of record in Plat Book 421, Page 11, Register's Office for said county.
>
> Said Lots 9 and 10 front 100 feet on the West margin of 32nd Avenue North, and extends back between parallel lines 150 feet on the North line, with Almaeda Street, and 150 feet on the South line, to an alley on the rear.
>
> Being the same property conveyed to Suburban Cowboys, LLC, by Warranty Deed from Mary Sharp Gipson, unmarried, of record in Instrument No. 202307050051129, dated July 3, 2023 in the Register's Office of Davidson County, Tennessee.

This is improved ( ) or unimproved ( ) property, known as: 1023 32nd Avenue North, Nashville, TN 37209

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any governmental zoning and subdivision ordinances or regulations in effect thereon. All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat. 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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 December, 2023.

Suburban Cowboys, LLC, a Limited Liability Company

By: _____

Sean Kelly, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Collins of the state and county mentioned, personally appeared Sean Kelly, Member of Suburban Cowboys, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Suburban Cowboys, LLC, the within named bargainor, a Limited Liability Company, and that such Sean Kelly, Member of Suburban Cowboys, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 13th day of December, 2023.

_____
Notary Signature

Printed Name: Anne Collins

My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202312210098621

AFFIDAVIT OF VALUE

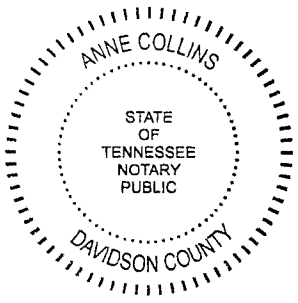
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $310,000.00, 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
13th day of December, 2023.

Notary Public
My commission expires: 10-4-27
File No. 2023-12-3509



202312210098621

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12|13|23 (Date of Document)

Affiant Signature

Date: 12|20|23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 20th day of december, 2023

Sarah K. Hudson

Notary Public

My Commission Expires: 10|05|26

SARAH K HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 05, 2026