Karen Johnson Davidson County
Batch# 1139194 DEEDWARR
05/24/2024 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20240524-0038848

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 38163-04-2024** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $740,000.00.<br>Affiant<br>Subscribed and sworn to before me this 23rd day of May, 2024.<br>Notary Public<br>My Commission Expires: |

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Stephen Cheuk, Rachel Cheuk<br>5006 A Indiana Avenue<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>**New Owner**<br>**5043 SE Reedway Street**<br>**Portland, OR 97206** | **Tax Information:**<br>Map and Parcel No.:<br>091110X00200CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelli Taylor and Kevin Solaka, wife and husband** ("Grantor"s), have this day bargained and sold, and do hereby transfer and convey to **Stephen Cheuk and Rachel Cheuk, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5006 A Indiana Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantors have executed this instrument on the 23rd day of May, 2024.

Kelli Taylor

Kevin Solaka

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelli Taylor and Kevin Solaka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Public

My Commission Expires:

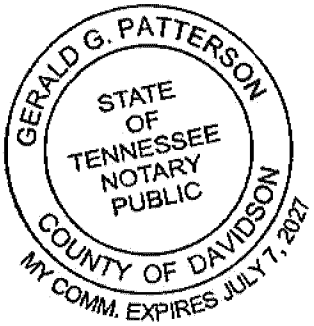


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Indiana Avenue Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20180405-0032239, as amended in Instrument No. 20181212-0120764, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration.

Being the same property conveyed to Kelli Taylor and Kevin Solaka, wife and husband, by deed dated December 20, 2018 from Three Beans, LLC, a Tennessee limited liability company, of record in Instrument No. 20181221-0124349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Indiana Avenue Cottages, of record in Instrument No. 20180405-0032239, as amended in Instrument No. 20181212-0120764, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit B to the amended Declaration of record in Instrument No. 20181212-0120764, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20181025-0105646, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **May 23, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

**5/24/24**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025