Karen Johnson Davidson County
Batch# 1205089 DEEDWARR
11/13/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20241113-0088492

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $447,000.00 Affiant Subscribed and sworn to before me, this 8th day of November, 2024. Notary Public My Commission Expires: 11-2-2026

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Edward L. Ellsworth 64 Fern Avenue #13, Nashville, TN 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 071-14-0E-019-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MONKOT, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **EDWARD ELLSWORTH,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 19, Together with Common Areas, as Established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of Record as Instrument No. 20160830-0090887, as Amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695 and Being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description of the Property.

Being the Same Property Conveyed to Alexander Twersky and Leyla Karimli, as Joint tenants with rights of Survivorship from Eight-Nine King Development, LLC, a Tennessee Limited Liability Company by Warranty Deed Dated February 13, 2020 and Recorded on February 19, 2020 in Instrument #20200219-0018256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monkot, LLC by Deed dated October 1, 2022 from Alexander Twersky and Leyla Karimli, as joint tenants with rights of survivorship, recorded October 7, 2022, in Instrument Number 202210070110616, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **64 Fern Avenue #13, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6 day of NOV, 2024.

MONKOT, LLC

(KARIMLI)

Leyla Karimli, Managing Member

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Leyla Karimli**, 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 the Managing Member of MONKOT, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 6 day of NOV, 2024.

ELI SANTACRUZ
Notary Public - California
Los Angeles County
Commission # 2453756
My Comm. Expires Jul 18, 2027

Notary Public
My Commission Expires: 07-18-2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 ~~the~~ _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of _____, _____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

