NEW OWNER:
KJ Capital, LLC
6009 Native Pony Trail
College Grove TN 37046

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-80B

MAP & PARCEL
071-07-0-051.00 P/O

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 199381 DEEDWARR
02/26/2019 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $297.85
20190226-0017419

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($80,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Reginald McKeever** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **KJ Capital, LLC, an Tennessee Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 209B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 209 Duke St. Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190122-00063769 and being shown on Plat attached thereto as an Exhibit, 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 Reginald McKeever by Warranty Deed from Urbangate Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190104-0001292, Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 04, 2019.

Being also known as 209B Duke Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of **February, 2019**.

Reginald McKeever

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Reginald McKeever, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **February, 2019**.

My commission expires: 10-6-21

NOTARY PUBLIC
DANIELLE BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **80,500.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of **February, 2019**.

NOTARY PUBLIC

My commission expires: 10-6-21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).