Karen Johnson Davidson County
Batch# 225280 DEEDWARR
05/02/2019 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190502-0041245

#31722



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2019.

Notary Public

My commission expires: October 7, 2019

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Three Beans, LLC	~~New owner~~ Three Beans, LLC	**092-13-0-043.00**
200 Carden Avenue	200 Carden Ave.	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KNA Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Three Beans LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, Block 8 on the Plan of Subdivision of Plummer Place and part of Blocks No's. 3, 8, 13, 18 and 23 in Charlotte Park 2nd Addition to Nashville, of record in Plat Book 161, Page 39, 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 KNA Properties, LLC, a Tennessee limited liability company by Warranty deed from Nicholas H. Adler and Ann E. Adler, husband and wife of record in Instrument No. 20131112-0116949 Register's Office for Davidson County, Tennessee, dated November 07, 2013 and recorded on November 12, 2013.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.

This is improved (__x__) unimproved (____) property known as 3706 Park Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 1st day of May, 2019:

KNA Properties LLC, a Tennessee Limited Liability Company

By: _____
Nicholas Adler, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

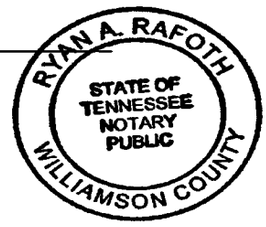
CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Nicholas Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be Member of KNA Properties, LLC, a Tennessee limited liability company, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing his name on behalf of said grantor.

Witness my hand, at office, this the 1st day of May, 2019.

My Commission Expires: 5.25.20

_____
Notary Public



20191143R

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

