Karen Johnson Davidson County
Batch# 234145 DEEDWARR
05/23/2019 11:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20190523-0048989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 7/19/2020

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Maddox and Katundra L. Maddox | New Owner | 105023C00100CO |
| (NAME) 1020A 9th Ave., South | (NAME) | |
| (ADDRESS) Nashville, TN 37203 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

**KEY CITY PROPERTIES, LLC, A LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MICHAEL MADDOX AND KATUNDRA L. MADDOX, HUSBAND AND WIFE,**

HEREINAFTER CALLED THE GRANTEES, 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 Unit A on the Plat of record as Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Casa Bella Luna Subdivision, of record in Instrument No. 20170308-0022830, amended in Instrument No. 20180808-0077978, Register's Office for Davidson County, Tennessee reference hereby made for a more complete description thereof.

Being part of the same property conveyed to Key City Properties, LLC, a Limited Liability Company by Deed dated February 28, 2017 from Barbara J. Domingue, unmarried, recorded March 1, 2017, in Instrument Number 20170301-0020253, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1020a 9th Avenue South, Nashville, TN 37203

LT&E File #15531

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 21st day of May, 2019

SEE ATTACHED: California All-Purpose Acknowledgment for notary stamp for Stephen Bock, Member

Key City Properties, LLC, a Limited Liability Company

By: _____
Stephen Bock, Member

By: _____
Christopher DeStefano, Member

STATE OF CALIFORNIA
COUNTY OF _____

Before me, a Notary Public, of the state and county mentioned, personally appeared Stephen Bock, 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 Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Bock 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, this ____ day of May, 2019.

_____
Notary Signature

My commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Christopher DeStefano, 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 Key City Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Christopher DeStefano 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, this 22 day of May, 2019.

_____
Notary Signature

My commission expires: 11/14/21

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LT&E File #15531

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of Los Angeles )

On 05/21/2019 before me, Pamela Hanson-Medina, notary,
*Date* *Here Insert Name and Title of the Officer*

personally appeared Stephen Brock
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PAMELA HANSON-MEDINA
Notary Public - California
Los Angeles County
Commission # 2260406
My Comm. Expires Sep 29, 2022

Signature _____
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed 1020A 9th Ave., South Nashville, TN 37203
Document Date: 05/21/2019 Number of Pages: 2
Signer(s) Other Than Named Above: Christopher DeStefano, member

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: Stephen Brock | Signer's Name: |
|---|---|
| ☐ Corporate Officer — Title(s): | ☐ Corporate Officer — Title(s): |
| ☐ Partner — ☐ Limited ☐ General | ☐ Partner — ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☒ Other: member | ☐ Other: |
| Signer Is Representing: Key City Properties LLC | Signer Is Representing: |

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## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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.

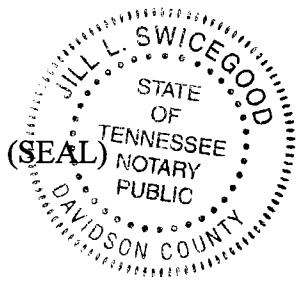
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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