Karen Johnson Davidson County
Batch# 248420 DEEDWARR
06/25/2019 02:52:25 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00

20190625-0061494

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson SD

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2019.

Notary Public

My commission expires:

STEPHANIE DOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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:
TN2021, LLC	New Owner	**See below**
47 Sarah Drive		
Farmingdale, NY 11735		

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,

KF Legacy, LLC, a Tennessee limited liability company

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

TN2021, LLC, a New York 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:

Tract 1:

Being the North 55 feet of Lot No. 10 on the Plan of Ira Crandall's Plan of Lots of record in Book 17, Page 297, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 55 feet on the West side of 12th Avenue, North, formerly Langster Street, and runs back between parallel lines along the South margin of Cass Street, 130 feet to an alley.

Tract 2:

Being the Northerly 10 feet of Lot No. 9 and the Southerly 45 feet of Lot No. 10 on the Plan of Ira Crandall's Addition, as of record in Deed Book 17, Page 297, Register's Office for Davidson County, Tennessee.

Tracts 1 and 2:

Being all of the same property conveyed to Brandon C. Knox by Warranty deed from Barlow Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20161021-0111555 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 21, 2016.

Being all of the same property further conveyed to KF Legacy, LLC, a Tennessee limited liability company by Quitclaim deed from Brandon C. Knox a/k/a Brandon Knox, a married man of record in Instrument No. 20180813-0079295 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 13, 2018.

Being all of the same property further conveyed to KF Legacy, LLC, a Tennessee limited liability company

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-GR-14-2021

by Quitclaim deeds from KF Legacy, LLC, a Tennessee limited liability company of record in Instrument No. 20181001-0097302 and Instrument No. 20181001-0097303, in the Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 01, 2018.

Map/Parcel 081-07-1H-001.00, Map/Parcel 081-07-1H-002.00 & Map/Parcel 081-07-1H-900.00

Map/Parcel 081-07-1G-001.00, Map/Parcel 081-07-1G-002.00 & Map/Parcel 081-07-1G-900.00

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (____) unimproved (__x__) property located at 2019 12th Avenue North Nashville, TN 37208, and 2021 12th Avenue North Nashville, TN 37208 also known as 1305 Cass Street, Nashville, TN 37208.

[signatures and notary acknowledgements appear on the following page]

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 21st day of June, 2019:

KF Legacy, LLC, a Tennessee limited liability company

By: _____
Brandon C. Knox
Sole Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brandon C. Knox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, under oath, acknowledged himself to be the **Sole Member of KF Legacy, LLC, a Tennessee limited liability company**, the within named bargainor, and who acknowledged that he executed the within instrument on behalf of the company for the purposes therein contained.

Witness my hand, at office, this the 21st day of June, 2019.

My Commission Expires: 9/7/2020

_____
Notary Public

20191341R

