Karen Johnson Davidson County
Batch# 264433 DEEDWARR
07/31/2019 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190731-0075377

WARRANTY DEED

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracey Whitmore	First Tennessee Bank National Association	059 10 0 215.00
(NAME)	(NAME)	
3926 Crouch Drive	12195 Metro Parkway, Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Fort Myers, FL 33966	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **JK Real State Holdings LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracey Whitmore, an unmarried woman**, 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 Lot No. 612 on the Plan of Section Five, Phase One, Haynes Manor of record in Plat Book 4460, Page 35, 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 Charles Jackson, Jr. by Warranty Deed from Georgianna I. Edwards and n/k/a Georgianna Hooker and husband, Corvin Hooker dated April 22, 2005 and recorded May 17, 2005 as Instrument No. 20050517-0055396, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacob A. Kassinger, a married man by Warranty Deed from Charles Jackson, Jr. unmarried dated March 30, 2018 and recorded April 6, 2018 as Instrument No. 20180406-0032548, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to JK Real Estate Holdings LLC by Quitclaim Deed from Jacob A. Kassinger dated May 25, 2018 and recorded May 30, 2018 as Instrument No. 20180530-0051446, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3926 Crouch Drive, Nashville, TN 37207

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 our hands this 29th day of July, 2019

JK Real State Holdings LLC

BY: _____

Jacob A. Kassinger
Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacob Kassinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of JK Real Estate Holdings, LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Sole Member.

Witness my hand and official seal, this the 29th of July, 2019.

_____

Notary Public

My Commission Expires: 11/8/22

(SEAL)



File Number: GRN-1905833SSO

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

