PREPARED BY:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Karen Johnson Davidson County
Batch# 292060 DEEDWARR
09/26/2019 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $477.67
20190926-0098200

AFTER RECORDING, MAIL TO:
Cindy S. Smith, P.C.
Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE UNITED STATES OF AMERICA, acting by and through the **INTERNAL REVENUE SERVICE**, as grantor, MATTHEW D. LINE, as SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, in consideration of the bid of One Hundred Twenty Nine Thousand One Hundred and No/100 Dollars ($129,100.00) by KAT, Inc., a Tennessee corporation, as grantee, whose mailing address is: 108 Munson Court, Smyrna, TN 37167, has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto Grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in "United States of America v. Byron Fernandez-Virula, Sr.," appearing at Case No. 3:15-00070-1, United States District Court, Middle District of Tennessee, Nashville Division, the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, in accordance with the terms of the Final Order of Forfeiture entered by the United States District Court, Middle District of Tennessee,

Nashville Division, in the case of the "United States of America v. Byron Fernandez-Virula, Sr." appearing at Case No. 3:15-00070-1, United States District Court, Middle District of Tennessee, Nashville Division including the appurtenances thereto and the improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 18th day of September, 20 19.

WITNESS

Robert Probst
PRINTED NAME

Suzanne Poshedley
WITNESS

Suzanne Poshedley
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

Matthew D. Line
Special Agent in Charge
Internal Revenue Service
Charlotte Field Office.

STATE OF Tennessee)
)
COUNTY OF Williamson.)

Before the undersigned authority, this day, personally appeared Matthew D. Line, SPECIAL AGENT IN CHARGE, Internal Revenue Service, Charlotte Field Office, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or _____ as identification.

WITNESS my hand and official seal at the above County and State

this the 18th day of September, 20 19.

Notary Public

Dennis W Holenstein
Printed Name

My commission expires: 10/21/2020

DENNIS W. HOLENSTEIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being part of Tract 13 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 140 on the plan of the resubdivision of Tract 1 and 13 of said Anderson Estates, not of record and described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows:

Beginning at a monument on the southwest comer of Thornton Avenue and McArthur Drive and running southwardly along the westerly margin of McArthur Drive 91.2 feet to a point; thence westwardly 150 feet with the dividing line of Lots Nos. 139 and 140 to a point of the common corners of Lots Nos. 139, 142, 141 and 140; thence northwardly 115 feet with the dividing line of Lots Nos. 140 and 141: thence eastwardly 130.33 feet along the southerly margin of Thornton Avenue to a monument; thence along a 20 degree radius 30.8 feet to the point of beginning.

Being the same property conveyed to Byron Fernandez, single, from Federal National Mortgage Association a/k/a Fannie Mae by Special Warranty Deed recorded May 10, 2012, in Instrument No. 20120510-0040661, Register's Office for Davidson County, Tennessee.

Being part of the same property forfeited to the United States of America pursuant to an "Amended Final Order of Forfeiture" in the matter of "United States of America v. Byron Fernandez-Virula, Sr., No. 3:15-00070-1, United States District Court for the Middle District of Tennessee Nashville Division," of record in Instrument No. 20180611-0055790, said Register's Office.

Street address: 814 Anderson Lane, Madison, TN 37115 AKA 324 McArthur Drive, Madison, TN 37115

Map & Parcel No: 043-07-0-033.00

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $129,100.00.

X William R. Stoker Authorized Agent
Affiant

Subscribed and sworn before me this 20th day of Sept. 2019.

Notary Public
My Commission Expires: _____

CANDY S. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

CSSPC File No. 1905k104

New Owner:
KAT, Inc.

108 Munson Ct.
Smyrna TN 37167

Mail Tax Bill to:
New Owner

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022