Karen Johnson Davidson County
Batch# 310990 DEEDWARR
11/05/2019 07:38:00 AM 2 pgs
Fees: $13.00 Taxes: $1,418.95

20191105-0113823

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $383,500.00.

Affiant

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

Notary Public

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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:
Deven Bahadoorsingh and Caitlin Mullins	new owner	**092-06-0-449**
2708 Batavia Street		
Nashville, TN 37208		

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

Deven Bahadoorsingh and Caitlin Mullins, husband and wife

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 the easterly 5 feet of Lot No. 40 and westerly 20 feet of Lot No. 41 in Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 on the Plan of Boyd McNairy Tract, as of record in Book 57, Page 121, said Register's Office.

Said part of Lot Nos. 40 and 41 front together 25 feet on the northerly side of Batavia, formerly Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to KF Legacy LLC, a Tennessee limited liability company, by Warranty Deed from Joseph Perry, a single man and Jannie C. Williams, a single women, of record in Instrument No. 20180911-0089986, Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 11, 2018.

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 (__x__) unimproved (____) property known as 2708 Batavia Street, Nashville, TN 37208.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-2708

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 November, 2019:

KF Legacy, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Knox

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Knox , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of KF Legacy, LLC, a Tennessee Limited Liability Company , the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

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

My Commission Expires: 9/7/2020

_____
Notary Public

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20191610R